

NELLORE MUNICIPAL CORPORATION

ZONING REGULATIONS

(General Town Planning Scheme)

**Directorate of Town and Country Planning,
Government of Andhra Pradesh,
Hyderabad.**

ZONING REGULATIONS

SCHEDULE – I

DEFINITIONS

1.0 GENERAL

In this scheme unless there is anything repugnant in the subject or context

1. 'Act' means the Andhra Pradesh Town Planning Act, 1920.
2. 'Council' means the Municipal Council of Nellore Municipal Corporation.
3. 'Competent Authority' means the Director of Town and Country Planning, Govt. of Andhra Pradesh.
4. 'Director' means the Director of Town and Country Planning, Govt. of Andhra Pradesh.
5. 'Date of Scheme' means the date of publication of notification of the Government sanctioning the scheme under sub-section (5) of the Section 14 of Andhra Pradesh Town Planning Act, 1920.
6. 'Development' with a grammatical variations means the carrying out of all or any of the works contemplated in the scheme, and the carrying out of the buildings, engineering, mining or other operations in or over or under land or the making of any material change in any building or land and includes re-development, laying out or subdivision of any land and "to develop" shall be construed accordingly.
7. 'Executive Authority" means the Executive Authority of the Municipal Corporation.
8. 'Government' means the Government of Andhra Pradesh.
9. 'Municipal Corporation Act' means the Andhra Pradesh Municipal Corporation Act, 1994.
10. 'Map' means the proposed land use map annexed to the scheme.
11. 'Scheme' means the General Town Planning Scheme/Outline development plan/Master Plan
12. 'Zoning Regulations' means the regulations made under Section 13(1) (g) of A.P.Town Planning Act, 1920.
13. In these regulations the use of present tense includes the future tense, the Masculine gender includes the feminine and the neutral. The singular number includes the plural and the plural includes the singular. The word 'Person' includes corporation and individual writing includes printing and typing and signature includes 'Thumb impression' made by a person who cannot write if his name is written near to such thumb impression.

2.0 TECHNICAL

In these regulations, unless the context otherwise requires, the definition given under, shall have the meaning indicated against each term. Words and expressions not defined in these regulations shall have the same meaning or sense as in the Andhra Pradesh Town Planning Act, 1920 and the A.P. Municipal Corporation Act, 1994.

1. **Accessory Building:** A building separate from the main building on a plot and containing one or more rooms for necessary use such as servant's Quarter, Garage, Store rooms or such areas as may be classified by the Competent Authority.
2. **Accessory Use:** Any use of the premises subordinate to the principal use.

- 3. Assembly Buildings:** These shall include any building or part of building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, for example theatre, motion picture houses, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, marriage halls, Gymnasium, restaurants, places of worship, dance halls, club rooms, passenger stations and terminals of air/surface and other public transportation services, recreation places and stadia.
- 4. Basement/Cellar:** The lower storey of a building below or partly below the ground to be used for parking of vehicles.
- 5. Building:** 'Building' means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandahs, balcony, cornice or projection part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures. Temporary structures for public purpose such as fairs, exhibitions, etc. in the form of tents, shamianahs and tarpaulin shelters, erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.
- 6. Building Height:** The vertical distance measured in the place of flat roofs. From the average level of the ground around and contiguous to the building or as decided by the competent authority to the height point of the building adjacent to the street wall and in case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in the case of fables placing the road, the mid point between the caves level and ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights.
- 7. Building Line:** The line upto which the plinth of a building adjoining a street or an extension of a street or future street may lawfully extend.
NOTE: This term is synonymous with 'set back line'.
- 8. Building Set Back:** The distance by which any building or structure shall be separated from the boundary lines of the plot.
- 9. Business Buildings:** These shall include any building or part of a building which is used for transaction of business for the keeping of accounts and records for similar purposes; doctor's service facilities, court houses, record and reference libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.
- 10. Clean Industries:** Industries which do not throw out any smoke, noise, offensive odour or harmful industrial waste and employing not more than (10) workers and with or without power and those not included in the list of polluting industries issued by concerned authorities.
- 11. Community Amenities:** spaces means the areas set apart in a layout for a shopping area, post office, bank, fair price shop, milk booth, school, dispensary, a nursing home, child care centre, library, community hall, kalian mandapam, police station, local office of the Electricity board, water works, local body and such other amenity as specified by the competent authority.
- 12. Congested Area:** means the areas notified by the Commissioner of the Municipal Corporation from time to time in consultation with the Director with prior approval of the Government.
- 13. Convenience Shopping Center:** Premises used as a Complex for a group of shops comprising of those dealing with day to day requirements of the population and as distinguished from

wholesale and higher order shopping area. Each shop area shall not exceed 20 sq.mts. It includes:

- Bakeries and Sweet Shops
- Bicycle hire, spare parts and repair shops
- Books and stationery shops
- Building materials, hardware and paints shops
- Cloth and garments shops
- Cobblers and shoe shops
- Departmental stores, Groceries, confectionaries, general provision stores
- Desk Top Printing (DTP) shops
- Florists and goldsmiths
- Food grain or ration shops, Kirana and general goods stores
- Hair dressing saloons and beauty parlors
- Laundry shops
- LP Gas Booking Center
- Medical and dental practitioners clinics and dispensaries
- Medical shops and Pharmacies
- Milk and milk products shops
- Newspapers, magazines stalls and circulating libraries
- Pathological clinic/laboratories, diagnostic clinics
- Photography, Xerox shops
- Plumbers, electricians, radio, TV and electronic equipment repair shops
- Professional offices
- Professional Services establishments
- Restaurants and eating houses
- Shops dealing with ladies ornaments. Fancy and gift items etc
- STD, ISD and local telephone booths
- Tailors and Darning shops
- Tobacconists and Pan shops
- Tutorial classes, Computer education centers
- Vegetable and fruit shops
- Video libraries
- Wood, coal and fuel shops
- And other uses/activities as notified from time to time by the Competent Authority

It does not mean or construe to include mulgies or row type shops or part of premises converted into a shop or shops. Such types of developments are discouraged in the notified General Town Planning Scheme or Master Plan area.

14. Corner Site: When the site fronts on two streets, the frontage would be as one on the street having the larger width. In cases where the two streets are of the same width then the larger depth of the site will decide the frontage and open spaces. In such cases the location of a garage (in a corner plot), if provided within the open spaces shall be located diagonally opposite the point of intersections.

15. Covered Area: Ground area covered immediately above the plinth level by the building but does not include the area covered by compound wall, gate, cantilever porch, portico, slide swing, uncovered staircase, balcony chajjas and the like.

- 16. Customary Home Occupation:** Occupation conducted only by persons residing in the dwelling, the area for such use not exceeding 25% of the total floor area of the dwelling and without any public display of goods.
- 17. Detached Building:** A building whose walls and rooms are independent of any other building with open spaces on all sides as specified.
- 18. Dwelling:** A building or a portion thereof which is designed or used wholly or principally for residential purposes. This shall not include boarding or rooming houses, tents, tourist camps. Hotels or other structures designed or used primarily for transient residents
- 19. Dwelling Unit:** Independent housing unit, which separate facilities for leaving, cooking and sanitary requirements.
- 20. Educational Buildings:** "Educational Buildings" means any building used for school, college or day-care purposes for more than 8 hours per week involving assembly for instruction, education, or recreation incidental to educational buildings.
- 21. (a) Floor:** The lower surface in a storey on which one normally walks in a building. The general term 'Floor' unless otherwise specifically mentioned shall not refer to a mezzanine floor.
- (b) Floor Area:** Floor Area shall mean usable covered area of a building at any floor level.
Note: The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floors at or wholly above ground level, the lowest floor in the building with direct entrance from the road/street shall be termed as floor 1. The other floors above floor 1 shall be numbered in sequence as floor 2, floor 3 etc., with number increasing upwards. Similarly floors below ground levels shall be termed Basement floor 1, Basement floor 2 with number increasing downwards.
- 22. Floor Area Ratio (F.A.R.):** The quotient obtained by dividing the total built up area on all floors by the plot area. (F.A.R: Total built up area on all floors).
- 23. Group Housing:** The development of housing on a minimum plot size of 1000 sq.m. and covered area of not more than 50% subject to density not exceeding has given in the regulations, the type of development could be one or more blocks.
- 24. Group Housing Scheme:** A Housing Scheme, wherein dwelling houses are not constructed in separate individual plot, but where a group of building or buildings having five or more dwelling units proposed in one plot or site.
- 25. Habitable Room:** A room occupied or designed for occupancy by one or more persons for study, living, drawing, sleeping, eating (dining) , kitchen(if it used as a living room) but not including bathrooms, water closets compartments, laundries, serving and storage, storage pantries, corridors, cellars, sit-outs attics and spaces that are not used frequently or during extended periods.
- 26. Hazardous Buildings:** Any building or part of the building which is used for the storage, handling, manufacture or processing of high combustible or explosive materials or products which poisonous fumes, or explosions for storage, handling, manufacturing or processing which involve highly corrosive toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous, ignition.
- 27. Industrial Buildings:** Any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated assembled or processed like assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.

- 28. Institutional Buildings:** These shall include any building or part there of which is used for the purposes such as medical or other treatment, or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants. It includes hospitals, Santeria, custodial institutions and penal institutions like jails, prisons, mental hospitals and reformatories.
- 29. Mercantile Building:** Building or part of building, which is used as shops, stores, market, for display and sale of merchandise either whole sale or retail, office, storage and service facilities incidental to the sale of merchandise and located the same building shall be included under the roof.
- 30. Mezzanine Floor:** An intermediate floor, between two floor levels above ground level.
- 31. Multistoried Building:** Building with more than 5 floors or whose height is 18.00 M or more measured from the average level of the centerline of the street on which the site abuts, provide the staircase rooms, lift rooms, chimney and elevated tanks above the top most floor and architectural features shall not be included in the numbers of floors in calculating the height of building.
- 32. Non-Confirming Building or Use:** A Building, structure or use of land existing at the time of commencement of these regulations and which does not confirm to the regulations pertaining to the zone in which it is situated.
- 33. Occupancy or Use Group:** The Principal Occupancy for which a building or a part of a building is used or intended to be used, for the purposes of classification of a building according to the occupancy. Any occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy is present in different portions of the building.
- 34. Office Buildings:** The premises whose sole or principal use is to be used as an office or for office purpose. "Office purposes" includes the purpose of administration, clerical work, handling money, telephone and telegraph operating and operating computers and "clerical work" includes writing, book keeping, sorting papers, typing, filling, duplicating, punching cards or tapes, machine calculating, drawing of matter for publication and the editorial preparation of matter for publication.
- 35. Open Space:** An area, forming an integral part of the site, left open to the sky.
- 36. Owner:** The person who receives the rent for the use of the land or building or would be entitled to do so if they were let.
- 37. Parking Space:** An area enclosed or unenclosed, covered or open sufficient in size to park vehicles together with a drive way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.
- 38. Public Facilities Building/ Premises:** means a premises housing community, social and cultural facilities for public like police station, post office, telegraph office, library, auditorium, own hall, local community hall / kalyan mandapam, recreational club, Open Air Theater, Exhibition Center, religious building, grave yard, cremation ground, Crematorium, and includes other services like municipal ward office and their works like swimming pool, bal wadi, angan wadi, welfare center. etc.
- 39. Public Open Spaces:** means the areas set apart in a land pooling scheme or layout for parks and play grounds, duly developed and with a proper compound wall.

- 40. Public Utility Building / Premises:** A premises of any public service undertaking or authority for storage, distribution, maintenance of office, public facility network, etc., and includes overhead / underground tank, pump house, sump, oxidation pond, septic tank, public toilets, electric sub-station, fire-station, telephone exchange, garbage collection point, etc.
- 41. Residential Buildings:** Any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging houses, dormitories, apartment houses and flats and private garages.
- 42. Room Height:** The vertical distance measured from the finished floor surface to the finished ceiling/ slab surface.
- 43. Row Housing:** A row of Houses with only front, rear and interior open spaces.
- 44. Semi-Detached Buildings:** A building detached on three sides with open space as specified.
- 45. Service Industry:** Industries which are not engaged in the manufacture of goods or articles, but are mainly concerned with the repair, maintenance, servicing and/or other jobbing work. An industry concerned mainly with repair, maintenance, servicing and / or jobbing work with sale of operation not exceeding 20 HP and 20 Manpower, without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, etc. The list of industries in this category shall be as per the Government orders in this regard.
- 46. Site Double Frontage:** A site having a frontage on two streets other than a corner plot.
- 47. Site or Plot:** A parcel piece of land enclosed by definite boundaries.
- 48. Staircase:** The width of staircase may be fixed by the Competent Authority in relation to the number of floors and the total number of users and in no case it should be less than 1.00 M in width with minimum of 25 Cm. Treads and 17.5 Cm of maximum rise.
- 49. Storage Buildings:** Any building or part of a building used Primarily for the storage or sheltering of goods, wares merchandise, like warehouses, cold storage's, freight depots, transit sheds, store houses, public garages, hangers, truck terminals, grain elevators barns and stables.
- 50. Storey:** The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.
- 51. Tenements and Flats:** Definition and meaning of Tenements and Flats shall be as mentioned in National Building Code.
- 52. Tourism Based Facilities:** means facilities accessory to tourism undertaken by public or private body and which the Tourism Department sponsors / registered.
- 53. Width of Road:** The whole extent of space within the boundaries of road when applied to a new road, as laid down in the service of the city or development plans or prescribed road lines by any act or law and measured at right angles to the course or intended course of direction of such road.
- 54. Wholesale Establishments:** Establishments wholly or partly engaged in wholesale trade, manufacturers, and wholesale outlets including related storage facilities, ware houses and establishments engaged in truck transport including truck transport booking agencies.

SCHEDULE-II

GENERAL INSTRUCTIONS

1. Words and expressions not defined above shall have the same meaning or sense as in the Andhra Pradesh Municipal Corporation Act, 1994 and the A.P. Town Planning Act, 1920.
2. The executive authority is the Municipal Commissioner of the Municipal Corporation for the purpose of the scheme and shall function in consultation with the Head of the Town Planning Section. The GTP Scheme proposals are formulated upto 2031 and may continue further unless the Govt. orders otherwise.
3. The area to which the scheme is applied shall be within the inner edge of the Proposed Municipal Limits boundary line in the proposed land use map which indicates the existing land use and streets and the proposed streets and land use zones in the area and such particulars and details in relation to the development of the area by means of references, letters, numbers, distinguishing colors or otherwise.
4. The executive authority shall have power to specify any date or period for the execution of any work, which under the scheme is to be executed by any authority, owner or other person, as the executive authority thinks necessary and expedite for the purpose of securing the development of the area envisaged in the scheme without delay and ensuring the efficient operation of the scheme.
5. Subject to the provisions of the scheme, all the new and the proposed streets shown in the plan shall be constructed by the owners provided that the reasonable modifications may be made by the responsible authority with the prior approval of the Director.
6. If any owner of the land within the area covered by the scheme intends or proposes to layout a street, lane or path-way or subdivides, utilises, leases or otherwise disposes off such land or any portion or the portions of the same as site or sites for the building and other purposes, he shall submit for the approval to the executive authority the site or layout plan showing the land and the site or sites intended for or proposed for building and other purposes and street or streets either existing already or intended to be laid out and made by the owner giving access to the site or sites within the provisions of Municipal Corporation Act.
7. **(i)** No Development in the area covered by the Scheme shall be undertaken in contravention of the Zoning Regulations appended to this scheme.
(ii) The owners or occupiers may continue to use the land and buildings in the area for the purpose for which they are used on the date of scheme, provided that the executive authority with the prior approval of the Director may at any time issue notice on the owners or occupiers to prohibit the further use of the land and building for such purposes which in his opinion hinder or is likely to hinder the progress of the scheme or create hindrance to the general interest.

8. Any land in the area required for the purposes of the scheme may be acquired by purchase or otherwise by the Executive Authority at any time subject to the provisions of the Act and without prejudice to the interest of the scheme. Subject to the provisions of Section 34 of the Andhra Pradesh Town Planning Act, 1920, the notification of the scheme under sub-section 5 of the Section 14 of the Andhra Pradesh Town Planning Act, 1920 in the A.P. Gazette shall operate as a declaration under Section 6 of the land acquisition Act, 1894 in respect of any land for acquisition for the purpose of the scheme.
9. The executive Authority may, for the purposes of the Scheme, demolish or cause to be demolished or alter or cause to be altered any building in the scheme area so far as may be necessary for carrying out the proposals envisaged in the scheme into effect.
10. Notwithstanding any thing contained in the scheme, the Executive Authority may prepare a layout plan for any portion of the area to determine on the lines in which the detailed development of such area shall take place and the manner in which the layout of streets, sub-divisions of land into sites for the building purposes and other purposes and the reservation of any land for community or public purpose shall be carried out and submit the same for the approval of the Director. The layout plan as approved by the Director and the restrictions and conditions, if any, imposed by him shall be read as part of the scheme and shall be enforceable.
11. The Executive Authority with the prior approval of the Director of Town and Country Planning shall have power to impose restrictions and conditions, while granting permissions to certain buildings of importance and to make suitable modifications or alterations in the designs or architecture or materials of the buildings as he thinks fit or shall cause to be made such modifications or alterations as the Director may consider necessary. The restrictions and conditions as laid down by the Executive Authority or as altered by the Director shall be adopted by the applicant, owner or other persons concerned and shall be enforceable.
12. The Executive Authority, if he thinks fit, in any particular case and subject to such conditions as he may impose, dispense with or modify in consultation with the Director, any of the requirements of the scheme other than the requirements made obligatory by any law, provided that he is satisfied to the effect that there are circumstances warranting such dispensation or modification and that the interest of the scheme will not be prejudicially effected thereby and his decision shall be final.
13. Any person who commits or knowingly permits breach of any provisions of the scheme or who neglects or fails to comply with any of the provisions of the scheme or any orders, proceedings, conditions, restrictions, limitations or terms made or imposed under or in pursuance of any of the provisions of the scheme, the rules or the Act, shall be convicted or punished in accordance with section 44 of Andhra Pradesh Town Planning Act, 1920.

SCHEDULE-III

USES PERMISSIBLE IN VARIOUS LAND USE ZONES

1. The following regulations specify uses that are permissible in the normal course, uses that may be permitted on appeal to the competent authority and uses that are prohibited entirely in each use zone in the planning area. These regulations shall guide the grant or refusal of the permission and shall be enforceable by the Municipal.
2. All the new and future widening of streets contemplated in the General Town Planning Scheme should conform on the lines shown in the sanctioned G.T.P. Scheme (Proposed land use map) provided that suitable modifications may be made by the Municipal Council with the previous approval of Director of Town and Country Planning.
3. The implementation and enforcement of the General Town Planning Scheme or Master Plan shall be in accordance with the Zoning Regulations herein prescribed.
4. The Land Use Zoning Regulations contain the following classification.
 - I. Residential Zone
 - II. Commercial Zone
 - III. Mixed Use Zone
 - IV. Industrial Zone
 - V. Public And Semi-Public Zone
 - VI. Environmental / Recreation Zone
 - VII. Urbanisable Area Or Future Development Zone
 - VIII. Agricultural Use
5. Uses permitted and prohibited in different categories of land use zones are described against each. The uses are not to be treated as exhaustive. Similar uses and activities may be permissible in the appropriate locations by the Competent Authority and shall be subject to such restrictions and conditions as may be imposed.

I. RESIDENTIAL USE ZONE

Uses Permissible by Local Authority	Uses Permissible by the Competent Authority
A	B
<ul style="list-style-type: none">▪ Boarding Home,▪ Bus Stands▪ Clinics▪ Clubs▪ Coffee Grinding machines with 1 HPEM▪ Colleges Offering General Educational	<ul style="list-style-type: none">▪ Bus terminus▪ Cemeteries▪ Computer Units▪ Dharmasalas▪ Flour mills up to 10 HPEM ,▪ Hospitals not treating contagious diseases or

Uses Permissible by Local Authority	Uses Permissible by the Competent Authority
A	B
<p>Courses Tutorials And Training Institutes</p> <ul style="list-style-type: none"> ▪ Community Halls which belong to Govt./ Local Body. ▪ Cottage And Other Industries Up To 5 HPEM With A Maximum Limit of 5 Employees (As Per Annexure-iii) ▪ Cultural And Philanthropic Associations Of Non-Commercial Nature ▪ Customary Home Occupations ▪ Detached Houses ▪ Diagnostic Centers ▪ Dormitories ▪ Dwellings. ▪ Electric Sub-Station. ▪ Fire Stations , ▪ Flats ▪ Fruits ▪ Gardens ▪ Guest Houses ▪ Libraries ▪ Maternity Homes ▪ Meat And Fish Markets ▪ Nurseries ▪ Nursing Homes ▪ Oil rotary up to 5 HPEM ▪ Plant Nurseries ▪ Play Fields ▪ Play Grounds ▪ Police Stations ▪ Post Offices ▪ Professional Establishment Satisfying the requirements of the Home Occupations Ration Shop ▪ Professional Establishments not occupying more than 20 Sq.Mts. of floor area ▪ Public Conveniences ▪ Pumping Stations ▪ Retail Shops ▪ Sale of Poultry for Domestic Use With Limitation of 20 Birds ▪ Schools ▪ Semi-Detached Houses 	<p>mental patients.</p> <ul style="list-style-type: none"> ▪ Hostels according to standards specified and measured in terms of population they are to serve. ▪ Institutes of ITES ▪ Local banks with safe deposits vaults, ▪ Local State and Central Government offices. ▪ Multipurpose or Junior Technical schools not giving rise to smoke noise or other nuisance. ▪ Museums Holiday homes ▪ Parking lots ▪ Petrol/diesel/gas filling stations without servicing facilities ▪ Printing press up to 10 HPEM not employing more than 9 persons. ▪ Public assembly halls ▪ Public Utility Buildings ▪ Religious buildings and other places of worship with Technical clearance of Director of Town and Country Planning and Prior approval of District Collector. ▪ Retail Shops ▪ Sport stadiums / Complexes ▪ Storage and sale of kerosene not exceeding 1000 liters in approved Ration shops ▪ Taxi and Scooter stand. ▪ Transient Visitors Camp

Uses Permissible by Local Authority	Uses Permissible by the Competent Authority
A	B
<ul style="list-style-type: none"> ▪ Storage of Domestic Cooking Gas Cylinders And Kerosene Subject to the Production of Clearance from Fire Services Department and Department of Explosives ▪ Swimming Pools ▪ Telephone Exchanges, ▪ Tenements ▪ Tourism Based Recreational Activities 	

C. Uses Prohibited:

All uses not specified above

II. COMMERCIAL USE ZONE:

Uses Permissible by Local Authority	Uses Permissible by the Competent Authority
A	B
<ul style="list-style-type: none"> ▪ Bakeries ▪ Chili grinding Mills ▪ Clinics and nursing homes not treating Contagious diseases or mental patients ▪ Coffee grinders ▪ Colleges offering General Educational courses ▪ Community halls ▪ Computer ▪ Cultural centers ▪ Dal grinders ▪ Dispensaries ▪ Dwellings of Shop Owners and Employees working in the areas ▪ Financial Institutions ▪ Flour Mills ▪ Kalyanamandapams ▪ Libraries ▪ Nurseries ▪ Offices of Local ▪ Oil Rotaries and Printing presses not exceeding 20 HPEM ▪ Parks ▪ Petrol/ Diesel / Gas filling stations with garage and servicing facility ▪ Playgrounds ▪ Professional business establishments 	<ul style="list-style-type: none"> ▪ Circus ▪ Clay and Stone for purpose of development of the area only with specific permission ▪ Clean and light industries not exceeding 20 HPEM ▪ Coal and timber storage ▪ Cold Storage ▪ Colleges ▪ Commercial entertainment of a transient nature ▪ Contractors Plant ▪ Fish farms ▪ Gardens ▪ Gated Community ▪ Government Offices ▪ Hospitals and medical centers ▪ Hotels ▪ Ice Factory ▪ Lathe and Welding machines ▪ Lodging and Boarding Houses ▪ Multiplexes ▪ Multi-purpose or Junior Technical Schools ▪ Multi-storied buildings ▪ Newspaper Offices with Printing press ▪ Polytechnic ▪ Quarrying of gravel ▪ Religious buildings and other places of worship with Technical clearance of Director of Town

Uses Permissible by Local Authority	Uses Permissible by the Competent Authority
A	B
<ul style="list-style-type: none"> ▪ Public Assembly Halls ▪ Public Utility Buildings ▪ Residential hotels ▪ Restaurants and their accessory uses ▪ Retail shops ▪ Schools ▪ Social and Welfare Institutions ▪ State and Central Government and Banks ▪ Tutorial & Training Institutes 	<ul style="list-style-type: none"> and Country Planning and Prior approval of District Collector. ▪ Research and Social Service Institutions ▪ Residential Buildings ▪ Sand ▪ Shopping Malls ▪ Sport Stadium/ Complex ▪ Storage for perishable and inflammable goods shall be allowed ▪ Swimming pools and other Recreational uses ▪ Taxi and Scooter stand ▪ Technical and Research Social and Service Institutions ▪ Theatres ▪ Transport terminals and the like for both goods and passengers ▪ Ware Housing ▪ Wholesale business

C. Uses Prohibited:

All uses not specified above

II. MIXED USE ZONE:

- i Mixed Use essentially means provision of compatible uses in a given land use, by considering its environmental impact and the socio-economic needs of the society. This helps in reducing the transportation needs, trip time and traffic movement considerably.
- ii Compatible uses should be permitted selectively and carefully taking into consideration of community needs, environmental impact and provision for safe and easy traffic circulation and adequate parking.
- iii **If a Plot / Site is falling in Mixed Use Zone in the Master Plan / General Town Planning Scheme and abutting or facing street / road which is less than 18.0m wide ROW, the uses which are permissible in Residential use Zone by the Local Authority (Column A of I. Residential Use zone) are allowed.**
- iv **If a Plot / Site is falling in Mixed Use in the Master Plan / General Town Planning Scheme and abutting or facing a street / road which is minimum of 18.0m wide ROW and above, the following uses are permissible.**
- v **If a mixed use is permitted, the requirement of corresponding parking area shall be followed for the use proposed.**

Uses Permissible by Local Authority	Uses Permissible by the Competent Authority
A	B
<ul style="list-style-type: none"> ▪ Uses Permissible in Residential Use Zone by Local Authority. ▪ Banks ▪ Bus depots without workshop ▪ Colleges ▪ Computer software units / it Enabled service ▪ Exhibition and art gallery ▪ Games facilities of local nature Both indoor and outdoor ▪ Guest Houses ▪ Hostels & boarding houses ▪ Maternity homes, ▪ Museums, ▪ Nursing homes / health facilities With not more than 20 beds ▪ plant nursery ▪ Printing, Dying and Varnishing ▪ Professional establishments not occupying more than 20 sqm. Of floor area. ▪ Pumping stations, ▪ Repair shops: Automobiles repair and workshops, Cycle rickshaw repairs, Type retarding, battery Charging ▪ Restaurants/ Eating Places ▪ Retail Shops ▪ Service Shops: Floor Mills (upto 20 HPEM), Oil rotary (upto 5 HPEM), fabrication and welding. 	<ul style="list-style-type: none"> ▪ Multipurpose or junior technical schools not giving rise to smoke noise or other nuisance, ▪ Petrol filling station without servicing facilities, ▪ Printing press upto 10 HPEM not employing more than nine persons ▪ Storage, Go down and Warehousing ▪ Function Halls ▪ Kalyana Mandapams, ▪ Nursing homes / health facilities with more than 20 beds.

C. Uses Prohibited:

All uses not specified above

III. INDUSTRIAL USE ZONE:

Uses Permissible by Local Authority	Uses Permissible by the Competent Authority
A	B
<ul style="list-style-type: none"> ▪ All types of Light Industries ▪ Clean Industries ▪ Contractors plant ▪ News paper Offices with printing press and their accessory uses. ▪ Parks and play grounds 	<ul style="list-style-type: none"> ▪ Aerodromes/Ports ▪ All Heavy Industries as shown in Annexure –II (a), II (b) & II (c). ▪ Clay or Stone for the development of the area, ▪ Commercial entertainment of a transient nature like circus,

<ul style="list-style-type: none"> ▪ Petrol filling stations with garages and service stations ▪ Public Utility buildings ▪ Residential Buildings for security and other essential staff required to be maintained in the premises ▪ Restaurants ▪ Service Industries not exceeding installation of 100 HPEM indicated in Annexure – I (a) & I (b) ▪ Storage of perusable and inflammable goods. ▪ Transport terminals for goods and passengers ▪ Warehousing and Storage and their accessory uses ▪ Wholesale Business 	<ul style="list-style-type: none"> ▪ Dwellings of Essential to watch and word personnel. ▪ Educational ▪ Hospitals, ▪ Nursing Homes ▪ Quarrying of gravel, ▪ Sand, ▪ Sewage Farms ▪ Sport stadium/complex, ▪ Swimming pools and other recreational uses, ▪ Technical and Research Institutions.
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C. Uses Prohibited:

All uses not specified above

V. PUBLIC & SEMI PUBLIC USE ZONE:

Uses Permissible by Local Authority	Uses Permissible by the Competent Authority
A	B
<ul style="list-style-type: none"> ▪ Aquarium ▪ Burial grounds ▪ Cemeteries and crematories ▪ Conservation and preservation ▪ Educational and Medical institutions. ▪ Exhibitions and fair grounds ▪ Gardens ▪ Golf Courts other recreational uses requiring extensive open spaces ▪ Hospitals ▪ Museums ▪ Parking lots ▪ Parks and play grounds ▪ Picnic spots ▪ Public utilities ▪ Radio transmission ▪ Rail and road terminus ▪ Research Institutions ▪ Social and cultural Institutions municipal and community facilities ▪ Special recreational areas 	<ul style="list-style-type: none"> ▪ Aerodromes ▪ Cinemas ▪ Open Air theatres ▪ Ports ▪ Residential and other uses incidental to the main use and in no way causing any nuisance or hazard ▪ Restaurants ▪ Temporary uses for circus

<ul style="list-style-type: none"> ▪ Sports stadium/complex ▪ Swimming pools ▪ Tourism based recreational activities ▪ TV relay and wireless stations ▪ Water fronts and areas of semi interest and national parks ▪ Zoological and Botanical gardens 	
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C. Uses Prohibited:

All uses not specified above

VI. ENVIRONMENTAL AREA ZONE (CONSERVATION USE ZONE):

Design guidelines

Certain areas within the development area are designated as conservation because of significant environmental features such as hills, water courses, wild life habitat or scenic beauty. The primary goal of the objective is to protect and preserve the inherent environmental and natural resources within the development area.

Uses Permissible by Local Authority	Uses Permissible by the Competent Authority
A	B
<ul style="list-style-type: none"> ▪ Agriculture & horticulture ▪ Arcades ▪ Construction of any communication routes or facilities such as roads, railways airports, telephone, electric lines, TV transmission lines, etc. ▪ Dairy cattle and poultry farming farm house and accessory buildings. ▪ Forestry ▪ Nursery ▪ Parks ▪ Play fields. ▪ Public utilities 1 services buildings, water works, sewerage electrical installation, radio and TV transmitting station, religious buildings. 	<ul style="list-style-type: none"> ▪ Brick and lime kiln, mining and quarrying ▪ Feed mixing plants, mills for grinding, building, crushing etc. of all cereal pulses, food-grains, oil seeds and installation of electric motors up to 20 HP subject to the condition that the activity shall be approachable by major B.T. Road of more than 20 meters and shall be one K.M away from existing or proposed residential activity. ▪ Institution treating contagious diseases and sanatoriums. ▪ Petrol filling and service station, motels. ▪ Petty work shop for repair of agricultural implements and tools (not exceeding 10 H.P) ▪ Storage of highly hazardous storage buildings for farm & Agriculture products. ▪ Transport facilities and terminal.

C. Uses Prohibited:

All uses not specified above

VII. URBANISABLE AREA (AREA FOR FUTURE DEVELOPMENT) ZONE

Uses permissible by the competent authority (Director of Town and Country Planning).

Director of Town & Country Planning shall permit any land use according to the merits of the case in the interest of development. The potentiality and surrounding developments shall be taken into consideration while deciding the use to be permitted.

VIII. AGRICULTURAL USE:

Uses Permissible by Local Authority	Uses Permissible by the Competent Authority
A	B
<ul style="list-style-type: none"> ▪ All agricultural uses ▪ All the uses permissible in the residential use zone and ancillary to it within the Gram Kantam boundaries (Settlements) ▪ Dairy and Cattle Farms ▪ Electric Sub-stations ▪ Farm-house and building for Agricultural activities subject to plinth area not exceeding 5% of continuous agricultural land holding ▪ Fish farms ▪ Forestry ▪ Installation of electric machinery of not exceeding 15 Horse Power may be allowed for the uses mentioned above ▪ Petrol Pump ▪ Piggeries and poultry farms ▪ receiving stations ▪ Sewage disposals ▪ Storing and drying of fertilizers incidental to the agricultural operations ▪ Water tanks and reservoirs 	<ul style="list-style-type: none"> ▪ Burial/burning grounds or crematoria and brick kilns. ▪ Camping sites and other recreational uses ▪ Parks and play grounds, ▪ Sewage farms and garbage dumps, ▪ Temporary touring Cinemas subject to Cinema rules issued from time to time

C. Uses Prohibited:

All uses not specified above

SCHEDULE-IV

Development Control Rules

Applicable as per Development Control Rules issued by the Government from time to time.

Director of Town and Country Planning

SCHEDULE V
ANNEXURE – I (A)

Service Industries

1. Automobile, Scooter and Cycle service and repair workshops
2. Cotton and silk printing
3. Electroplating and engraving
4. Furniture making (Wooden)
5. General jobbing and machine shops
6. Laundry and dry-cleaning
7. Making of cardboard boxes and paper products including paper making
8. Manufacture of Bamboo and cane products
9. Manufacture of brushes
10. Manufacture of confectionery candies and sweets
11. Manufacture of Electric lamps, shades, fixtures
12. Manufacture of fluorescent light fittings including neon signs
13. Manufacture of Ice, Ice cream and creamery and soft drinks
14. Manufacture of Jewelry
15. Manufacture of leather goods
16. Manufacture of Musical instruments
17. Manufacture of porcelain ware
18. Manufacture of small domestic appliances and gadgets such as room heaters, cookers, hot plates, irons and lamps.
19. Manufacture of steel wire products
20. Manufacture of trunks, metal boxes, suitcases and small containers
21. Metal polishing
22. Photography and painting
23. Printing books binding, embossing and block making
24. Radio service, Radio assembling and manufacture of parts
25. Shoe making and repairing
26. Stationery items including educational and school drawing instruments

ANNEXURE – I (B)

Light Industries

I. CLOTHING:

1. Canvas goods
2. Ready made clothes
3. Umbrellas

II. ELECTRICAL MACHINERIES, APPLIANCES AND APPARTUS:

1. Automobile electric parts
2. Electrical motor appliances
3. Flash lights

4. Fans
5. Refrigerators
6. Insulated wires and cables
7. Radio and electric equipment
8. Storage batteries
9. Studio equipment
10. Transformers.

III. FOOD

1. Canning and preservation of food
2. Confectionery
3. Dairy products
4. Dall mills
5. Edible oils
6. Flour Mills
7. Ice
8. Rice Mills
9. Tobacco and Tobacco products

IV. FURNITURE

1. Steel furniture

V. GLASS AND GLASS PRODUCTS

1. Glass cutting, etching and polishing
2. Vacuum flasks

VI. METAL PRODUCTS

1. Bolts, Chains and Building hardware
2. Button cutlery, locks
3. Metal containers and Steel trunks
4. Metal galvanizing, tinning and plating
5. Metal lamps and stoves
6. Razor blades
7. Safes and vaults
8. Sheet metal works
9. Type foundry
10. Umbrella ribs
11. Utensils

VII. NON-ELECTRICAL MACHINERY

1. Agricultural implements
2. Gramophone parts
3. Sewing machines and machinery parts
4. Printing machines and machinery parts
5. Springs
6. Steel gates and grills
7. Structural steel fabrication

8. Metal printing
9. Textile machinery
10. Type writer parts
11. Wood working machinery.

VIII. TEXTILES:

1. Artificial leather and clothes, water proof textiles
2. Cotton textiles
3. Hosiery
4. Lace, Silk and thread

IX. TRANSPORT EQUIPMENT

1. Bicycles, frame and tricycle parts
2. Motor vehicle parts

X. WOOD AND CORK

1. Plywood
2. Timber

ANNEXURE-II (A)

HEAVY INDUSTRIES

1. Basic Metal Industries, Ferrous rough Castings, Non-Ferrous.
(b) Rolling, (i) smelting and refining of metals (ii) tube making
2. Foundries and forges
3. Sheet metal work
4. Washing soap
5. Small scale paper mill
6. Hand tools
7. Ball and roller bearings
8. Photographic materials
9. Shot chilled iron
10. Tea processing machinery
11. Power station equipment
12. Machine tools
13. Diesel engines
14. A.C., S.R., conductors
15. Fertilizers
16. Mixing plants
17. Particle board, chip boards
18. Iron foundries

ANNEXURE-II (B)

SPECIAL INDUSTRIES

1. Automobile and coach building, trucks and trailers, earth moving machinery.
2. Air crafts
3. Blast furnaces, steel works and rolling mills
4. Basic metals

5. Borax
6. Cinema slides
7. Cement
8. Large foundries and forges
9. Hydrogenated oils
10. Large textile mills, woolen silk and cotton
11. Large scale agricultural implements
12. Large scale manufacture of Bicycles, Sewing machines and type writers
13. Large scale non-electrical machinery
14. Optical glass and glass sheets
15. Rubber goods
16. Rayon and rayon products
17. Sugar
18. Large scale smelting and refining of metals
19. Structural steel fabrication
20. Ship building
21. Telephone equipment's
22. Tin plates
23. Baby foods
24. Paper mills
25. Chemical industries.

ANNEXURE-II (C)

NOXIOUS/HAZARDOUS INDUSTRIES

1. Acids, fertilizers and alcoholic chemicals
2. Animal oil and fats
3. Petroleum by-products
4. Carbon black, lamp black
5. Bone meat
6. Coal oven by-products and coal for distribution
7. Dye stuffs and intermediaries
8. Distilleries and breweries
9. Glue and gelatin
10. Leather tanning
11. Industrial gases
12. Large scale manufacturing of insecticides and disinfectants
13. Manufacture of rubber linoleum & reclamation of rubber and industrial rubber goods.
14. Manufacture of ammunitions, explosives, fireworks
15. Manufacture of glass
16. Paper, pulp, paper boards, news print
17. Power and industrial alcohol
18. Plastisers and chemical intermediaries
19. Thermal generating stations

20. Timber sawing
21. Wood seasoning and curing.

ANNEXURE-III

CUSTOMERY HOME OCCUPATIONS AND COTTAGE AND OTHER INDUSTRIES

(SUBJECT TO A LIMIT OF 5 EMPLOYEES WITH OR WITHOUT POWER)

1. Wax Candles
2. Agarbathis
3. Alpins and safety pins
4. Basket Making
5. Bangle making
6. Boot polish
7. Ball pen refill
8. Brooms
9. Bamboo products
10. Coir mat and rope weaving
11. Carpentry
12. Camphor tablets (for temples)
13. Cleaning powder and liquid
14. Cane furniture
15. Coffee grinding
16. Carom boards and coins
17. Cement jallies
18. Cement water tanks, manhole covers wall rings etc.
19. Date processing
20. Diamond polishing
21. Embroidery and tailoring
22. Envelopes
23. Exercise note books
24. Assembling of electronic units
25. Fibre industries
26. Glass ample packing
27. Gold smithy and guilded metal ornament manufacturing
28. Hosiery and dress making
29. Heating elements
30. Hangers
31. Hand gloves (cotton and leather)
32. Khadi (Metal charkas)
33. Kum kum, Kajal Tilak etc.,
34. Khas khus jatties
35. Lime Motor Lime-mixture power driven
36. Liquid gum (Bottling only)
37. Laundry and dry cleaning

38. Manjan and Hair oils
39. Miniature bulbs
40. Model making
41. Mattresses and pillows
42. Ophthalmic lenses, frames
43. Papad making
44. Photo frames
45. Packing boxes for sweet etc.,
46. Paper bags
47. Precious and semi precious stone cutting & and polishing
48. Pottery industries
49. Pulmugar (Brush making machine etc.)
50. Readymade garments
51. Radio repairing works
52. Reapers, Wooden blocks and boxes for Lighting fitting.
53. Repairing and servicing of electrical appliances like air coolers, fridges, washing machines, Mixers, electronic motor and pump sets etc.
54. Shoe and chappal making with finished leather (without including any kind of tanning process)
55. Stationery articles like file pads etc.
56. Stationery rolls and other items for computers and calculators.
57. Shoe tags visiting cards, stove wicks, lamp wicks (flats and rounds)
58. Stitching of tarpaulin and postal bags kind bags, school and hand bags.
59. Toy making (without using inflammable materials)
60. T.V. cabinets.
61. Traveling goods ladies bags, air bags cash bags suit cases, brief cases.
62. Twine balls, sewing thread reels
63. Wooden furniture
64. Wooden rulers
65. Wet grinding
66. Bags made with waste paper
67. Xerox and photo copying
68. Aerated water
69. Book binding and printing press
70. Bakeries
71. Chewing gum and suparies
72. Confectionery bubble gum
73. Fruit processing and preservation pickles and fruit crushers.
74. Handlooms and power looms (cotton or silk or synthetic fibers)
75. Ice candy
76. Ground and processed spices (except chillies)
77. Paper/Plate and similar items
78. Tooth pate
79. Aluminum Furniture

80. T.V. antennas
81. T.V Games
82. Pick Up Cartridges
83. T.V. Booster & Amplifiers
84. Radio & T.V. Coils
85. Inverters & Converters up to 500 V.A
86. Regulated Power Supplies up to 0.01% regulation
87. Electronic fan Regulators
88. Dimmers and two light switches
89. Digital clocks
90. I.F. Transformers
91. Telescopic Aerial for Radio Receiving
92. Battery eliminators
93. Ophthalmic Lenses from blanks
94. Bio gas stoves
95. Solar cookers
96. Portable Coolers

ANNEXURE – IV

LIST OF POLLUTING INDUSTRIES IN SMALL SCALE SECTOR (WATER AND AIR)

1. Cement
2. Asbestos and Asbestos products
3. Re-factories & Ceramic Products
4. Calcium Carbide
5. Mining Projects other than minerals
6. Lime manufacture
7. Dry Coal processing/mineral processing industries like ore sintering/benefaction, pelletization, pulverization etc.,
8. Coke making, coal liquefaction and fuel, industries Stone Crushers
9. Fermentation and Distillery units
10. Basic Drugs and Pharmaceuticals
11. Sugar
12. Fertilizers (Smeller units) & Micro nutrients
13. Dye & Dye Intermediates
14. Sulfuric Acid
15. Petrochemical Intermediates (such as DMT, Capcalcium LAP etc.,)
16. Industrial explosives (including detonating fuse, safety fuse, nitro cellulose, Electric Detonators, gum powder etc.,)
17. Hydrocyanic acid and its derivatives
18. Alkalis (such as Soda ash, precipitated calcium carbonate, Potassium Hydroxide etc.,)
19. Paints, pigments and varnishes
20. Resins
21. Photographic Chemicals
22. Processes involving chlorinated Hydrocarbon

23. Pesticides, Insecticides, Fungicide and Herbicides (Technical and Formulation)
24. Potassium Permanganate
25. Metallic Sodium
26. Manufacturing of Lubricating oils
27. Grinding of Zirconium Oxide
28. Pulp, Paper Board and News Print
29. Tanneries
30. Synthetic Rubber
31. Butyl Rubber tyres and Tubes
32. Re treading of all types of tyres
33. Iron and Steel Production
34. Extraction and recovery of Zinc/Copper/Aluminum and Lead
35. Metal Castings and Foundries
36. Ferro Alloys
37. Industries involving operations such as pickling, degreasing, nitriding, and phosphating
38. Nickel and Cadmium Batteries
39. Storage batteries (integrated with manufacture of oxides of lead and lead antimony alloy)
40. Incineration plant for hazardous and non-hazardous wastes
41. Electroplating and Galvanizing
42. Welding fluxes and electrodes
43. Manufacture of power driven pumps, compressors, refrigeration units, fire fighting equipment etc., (excluding assembling units)
44. Industrial gases (Nitrogen, Oxygen, Carbondioxide, Hydrogen, Acetylene etc.,)
45. Glue and Gelatin
46. Chlorine, Fluorine, Bromine, Iodine and their compounds
47. Glass and Glassware
48. Textiles (excluding handlooms and power-looms upto 50 hp)
49. Textiles, Dyeing and Printing
50. Surgical Cotton and Sanitary Napkins
51. Milk products (Skimmed milk, pasteurized milk condensed milk, milk powder and baby food)
52. Soap and Detergents (except cottage soap and detergent industries)
53. Vanaspathi, Hydrogenated and refined and solvent extracted oils
54. Aqua culture Project more than 5 hectares
55. Slaughtering of animals , rendering of bones and processing
56. Processing of fish and prawn
57. Fruits and Vegetables Processing
58. Cashew Nut industries
59. Tobacco re-drying.

Director of Town and Country Planning