

(b) No such non-conforming use shall be enlarged or increased or extended to occupy a greater area of the building than occupied by such use at time of coming into force of these regulations or amendments these to.

(c) Any structure or structure and land in combination, in which a non-conforming use is suspended by a permitted use, shall thereafter conform to the requirements of these regulations for the zones in which such structure is located and the non-conforming use may not thereafter be resumed, when a conforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six consecutive months or for 18 months during any three year period, the structure and premises in combinations, shall not thereafter be used except in conformance with the regulations of the zone in which it is located.

(d) Where non-conforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land.

13.4.11. Repairs and Maintenance on any building devoted in whole or in part to any non-conforming use, work may be done in any period of 12 consecutive months for ordinary repairs, or on repair or replacement of non-load bearing walls, fixtures, wiring or plumbing, to an extent for exceeding 10 per cent of the current replacement value of the building, provided that the cubic contents of the building as it existed at the time of coming into force of these regulations or amendment thereto shall not be increased.

Nothing in these regulations shall be deemed to prevent the strengthening or resecuring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety upon order of such official.

13.4.12. Uses under Exception provisions not non-conforming uses—Any use for which a special exception is permitted as provided in these regulations shall not be deemed a non-conforming use, but shall without further action be deemed a conforming use in the zones in which it is permitted.

13.4.13. "Accessory Use" the term Accessory use shall not include—

- (a) Any use not on the same plot, with the use to which it is accessory, unless authorised by the authority;
- (b) Any use not customarily incident to a permitted use;
- (c) Any use detrimental to the neighbourhood by reason of emission of smoke, noise, odour, vibration, dust or fumes.
- (d) Storage of more than two commercial automobiles except on an agricultural piece of land;
- (e) A secondary dwelling on the same plot with a main dwelling, unless each building shall have at least the open space and equivalent plot size as required under these regulations;
- (f) Advertising signs excepting signs not more than 10 Sq.Ft. or 0.9 Sq. Metre in total area pertaining to the lease, sale or use of a plot or building on which they are placed. On a plot occupied by a dwelling there shall not be more than two signs with a total area of 2 Square Feet or 0.18 Square Metre per sign for each family house.

13.4.14. Yards and Open spaces—

- (a) Each structure hereafter erected, re-erected or materially altered shall be provided with the front, side and rear yard as specified with zoning regulation.
- (b) No open space or plot required for building or structure shall, during its life be occupied or counted as open space for another buildings of structure;
- (c) On plots occupied by buildings only, not exceeding 30 percent of the rear yard may be occupied by one storeyed building of accessory use;
- (d) Special type of Buildings—Subject to the requirements of setbacks from prescribed street lines and side and rear yards under the respective Rules no building used for Theatres Cinema Halls, Concert or Assembly Halls, Stadium, buildings intended for religious worship, Hospital or Dispensary

buildings Markets, Exhibition halls or Museum and other such buildings shall have an open space of not less than 25 Ft. or 7.5 metre from the front boundary and 15 Ft. or 4.5 metre from the side and rear boundaries of the plot on which such buildings are constructed.

13.4.15. Visibility at Intersections in Residential Zones :

On a corner plot in any residential zone, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and half and ten feet (0.7 M and 3 M) above the centre line levels of the intersecting streets in the area bounded by the street lines of such corner plot and the joining points along said lines 50 Ft. or 15.0 metre from the point of the intersection.

13.4.16. Building abutting two or more streets—when a building abuts two or more streets, the set back from the streets shall be such as if the building was fronting each such street.

13.4.17. Means of access—

- (a) No building shall be constructed on any plot for any use where there is no means of access to such plot.
- (b) Notwithstanding anything prescribed in the Master Plan the widths of such access or lanes, roads etc. to one individual plot or plots whether private or public shall be prescribed by the authority.

13.4.18. The Authority may prescribe a line on one or both sides of any public or private road or street and no person shall construct, re-construct or materially alter any portion of any building or structure on land within such prescribed new street line.

13.4.19. If any building or structure or part of a building or structure abutting on a public or private road or street is within such line of the street, the authority may require such building or structure to be set back beyond such prescribed line to a distance as prescribed in these regulations, whenever it is proposed.

- (a) To re-build such building or structure or to take down such building or structure ;

- (b) To remove, re-construct or make any addition to or structural alteration in any portion of such building or structure which is within such regular prescribed line of street.

13.4.20. When any building or structure or any part thereof with in the prescribed line of street fall down or is burnt down or is taken down, the Authority may at once take possession of portion of land within the prescribed line of street previously occupied by the said building or structure and if necessary clear the same under the provisions of the Assam Town and Country Planning Act, 1959 (as amended).

13.4.21.1. Land Subdivision and Layouts—Except as otherwise provided, no land will be developed or sub-divided and no layouts on land shall be prepared, altered done or executed unless in conformity with these regulations herein specified for the zones in which the land is located.

13.4.21.2. Fences, walls and hedges—Notwithstanding any other provisions in these regulations, fences, walls and hedges may be permitted in any required yard or along the edge of any yard provided that no fence, wall or hedge along the sides of front edge of any front yard shall be over 3 ft. or 0.9 metre in height.

13.4.22. Off-street parking space for Motor Vehicles, Scooter, Cycle—

- (a) Off-street parking space shall be provided on any plot on which the uses specified in the Table I are hereafter established; such parking space shall be provided with adequate vehicular access to a street;
- (b) Each off-street parking space provided shall not be less than of (2.7 M X 5.4 M) (2.5 M X 1 M) and (2 M X 0.5 M) for car, scooter and cycle respectively. The area of drives, aisels and such other provisions required for adequate access shall not be counted as part of the parking space.
- (c) Off-street parking space provided shall be not less than the minimum requirements specified in the Table I for each type of use.
- (d) If a vehicle parking space required by these regulations is provided in parking areas by groups of property owners for

their mutual benefit, the Board of Zoning Appeal may construe such use of this space as meeting the off-street parking requirements of these regulations.

- (e) If off-street vehicle parking space cannot be reasonably provided on the same plot on which the principal use is conducted the Authority may permit such space to be provided on their off-street property, provided such space lies within 400 Ft. or 120 Metre of the main entrance to such principal use. Such vehicle parking space shall be deemed to be required open space associated with the permitted use and shall not therefore be reduce or encroached upon in any manner.

TABLE—1

MINIMUM NO. OF OFF-STREET PARKING SPACE,

Type of Use	One parking space shall be provided for every—		
	Car	Scooter	Cycle
1. Residential Building (In Case of Group Housing only).	For every dwelling Unit exceeding 116 Sq. Mt. of floor space.		
2. Theatres, Cinemas and Auditoriums.	40 Seats of Accommodation.	25 seats of accommodation.	25 seats of accommodation.
3. Retail Business	116 Sq. M (1000 Sq. ft.) of Sales area.	58 sq. M (500 Sq. ft.) of Sales area.	58 Sq. M (500 Sq. ft.) of Sales area.
4. Office Building	116 Sq. M (1000 Sq. ft.) of Office floor space.	58 Sq. M (500 Sq. ft.) of office floor space.	58 Sq. M (500 Sq. ft.) of office floor space.
5. Hospital	30 beds of accommodation.	20 beds of accommodation.	20 beds of accommodation.
6. Hotel	10 beds of accommodation Class 1 hotel (as classified by Authority)		
7. Restaurants	30 seats of accommodation.	10 seats of accommodation.	
8. Industrial Building	20 employees in the Industry.	15 employees in the Industry.	5 employees in the Industry.
9. Whole Sale & ware houses.	116 Sq. M (1000 Sq. ft.) floor area or fraction thereof.		

13.5.1. Written permission for Development works and Sub-division of land ;

No person shall use any land, sub-divide any land, develop any land or set up any new structure on any land, or erect, re-erect, materially alter or change the existing structure of any building or land within the limit of the Guwahati Master Plan Area without the written permission of the Authority, as defined in Section 13 of the Assam Town and Country Planning Act, 1959 (as amended).

13.5.2. Manner of obtaining Permission ;

5.2.1. For the purpose of obtaining permission for the erection, re-erection, renovation and material alteration of any building or structure, the applicant shall submit the following plans, in triplicate, together with an application as prescribed by the authority.

(a) A block plan of such building or structure and site, which shall be drawn to the scale of the largest revenue survey maps at the time in existence for the locality and shall show the position and appurtenances of the properties, if any, immediate adjoining streets and the means of access to the building, Dag No., Patta No., name of village ;

(b) A site plan of 16 Ft. or 2 Metre scale indicating the plot boundaries, position of the existing structure if any, line plan of the proposed structure with its location, set backs, side and rear yard, projections if any, distances from any structure if any, etc. on the plot in figured dimensions ;

(c) The detail floor plans for each floor on 8 Ft. or 1 metre scale with projections if any, showing the use of every room or portions of the building or structure and full and detail dimensions of the structure.

(d) One or two sections, as the case may be through the building showing the height of the plinth above and below the ground level and each floor and of the roof over the staircase.

(e) Any other items or informations which may be required by the Authority from time to time ;

(f) All the plans and sections shall be signed by the applicant.

13.5.2.2. In case of plans pertaining to erection, re-erection, renovation or material alteration of any building or structure, the Authority may either grant or refuse the approval to the plans if it is not in conformity with the Master Plan or Zoning Regulations and shall communicate its decision to the applicant giving the notice within a period of one month from the receipt of the application or such other information as may be called for by the Authority.

13.5.2.3. For the purpose of obtaining permission for subdivision of any plot of land the applicant shall submit the following plans in triplicate together with necessary statements to the Authority:—

- (a) A block plan of such land which shall be drawn to the scale of largest revenue survey map at the time in existence for the locality showing location of the land, boundaries of the proposed land shown on the map and sufficient description to define the same, location, name and present width of the adjacent roads and lanes and major physical characteristics of the land proposed to be sub-divided, including topography the location and width of any water course and location of any areas subject to inundation or flood and north line;
- (b) A plan of such land which shall be drawn to suitable scale showing the complete layout of the proposed sub-division including location and widths of all the proposed streets, dimensions and uses of all plots, location of all drains, sewers and other utilities, building lines permissible, and north line;
- (c) A key plan drawn on a suitable scale including north line;
- (d) Any other items or information which may be required by the Authority from time to time;
- (e) All the plans shall be signed by the applicant;

5.2.4. In case of plan pertaining to sub-division of land, the Authority may either grant or refuse the approval of the plans or may approve them with such modifications as it may deem fit and thereupon, shall communicate its decision to the applicant giving the notice within two months from the date of submission of the plan to the Authority.

13.6. CLASSIFICATIONS AND ESTABLISHMENT OF ZONES:

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The following land-use zones have been prescribed for the Guwahati Master Plan area—

- I. Residential Zone
 - (a) Low density
 - (b) Medium density
 - (c) High density.
- II. Commercial Zone
 - (a) Retail commercial.
 - (b) Wholesale Commercial
- III. Industrial Zone.
 - (a) Light Industry.
 - (b) Medium Industry.
 - (c) Obnoxious Industry
- IV. Public and Semi-Public Zone.
- V. Recreational and Open Space Zone.
- VI. Green belt zone.

13.6.2. The Zones designated under 6.1 above may be further divided into sub-zones by the Authority where it deems it expedient the designations of such sub-zones being dependent on the special use to which each such sub-zones is being utilised.

13.6.3 Boundaries of Zones.—The boundaries of each zone shall be as established in the Master Plan for Guwahati of the area under the authority and a copy of the plan shall be kept on record at the official premises of the Authority. Unless otherwise shown on the Master Plan, the boundary lines of zones shall be plot lines, the centre lines of streets, or such lines extended, the Railway right of way lines or the corporate limit lines as it exists at the time of enactment of regulations.

13.6.4. All the disputes and differences with respect to the exact location of boundaries of the zones shall be referred to the Director of Town and Country Planning, whose decision shall be final and binding.

13.7. REGULATIONS FOR DIFFERENT ZONES :

13.7.1. Regulations for different zones regarding size of plots, minimum set backs of the building or structure from the prescribed street line, minimum yard width, maximum height and maximum coverages shall be according to Table-II.

13.7.2. Regulations for different zones regarding use permitted, uses permissible on appeal to the Authority and uses prohibited shall be as follows—

13.7.2.1. Regulations for residential zone—

7.2.1.A. Use Permitted;

- (a) Dwellings;
- (b) Customary home occupations;
- (c) Places of worship like temple, namghar, mosque, church etc. The temple or mosque etc. shall not be within 20 Ft. (6 Metre) from three sides of the boundary including roadside. Set back for the fourth side should be as per normal set back as in the case of residential zone;
- (d) Schools offering general educational courses, community halls, welfare centre, public libraries, art galleries, museums, hostels for educational institution offering general courses, gymnasiums;
- (e) Medical, eye and dental practitioners' clinics;
- (f) Professional office and studies of a resident of the premises and incidental to such residential use not occupying a floor area exceeding 200 Sq. ft. or 18.0 Sq. metre;
- (g) Club houses not conducted primarily as business, public parks and private parks which are not utilised for business purposes;
- (h) Nurseries and general agriculture, horticulture;
- (i) Accessory uses customarily incidental to any principal use and meeting the requirements of clauses 6.4.;
- (j) Post offices, Police Stations and Out Posts and Telephone Exchange and Fire Stations;
- (k) Taxi stands and bus stands, cycle and rickshaw stands, railway stations;
- (l) Research, experimental and testing laboratories not involving and danger of fire or explosion nor of any obnoxious nature provided the laboratory is kept at least 50 Ft. (15 metre) away from any of the boundaries of the site and the accessory residential buildings;

13.7.2.1.B. Use permissible on appeal to the Authority;

- (a) Municipal, State and Central Government uses but not offices;
- (b) Public utilities;
- (c) Philanthropic uses, residential hotels restaurants, cafeteria, milkbars, boarding or lodging houses in independent buildings.
- (d) Air conditioned cinema theatre with separate entrance and exit to car park and subject to all other regulation applicable to cinema theatres. The cinema theatre itself shall not be within 40 Ft. from any boundary of the plot. Normally no permission for a Cinema theatre shall be granted within a distance of one furlong or 200 Metre from the existing cinema theatre ;
- (e) Clean industry considering the (performance characteristics) following factors—(i) noise (ii) vibration (iii) smoke (iv) dust (v) odour (vi) nature of effluents (vii) power (viii) employment (ix) generation of vehicular traffic (x) general nuisance (an indicative list of industries which can be permitted in residential area is given in Appendix-A) ;
- (f) Trade or other similar schools not involving any danger of fire, explosion, noise, vibration, smoke, dust, heat or other objectionable effluents;
- (g) Branch offices of banks and local offices of any public authority and telegraph office;
- (h) Golf clubs and green houses;
- (i) Market places with only vegetables, fruits, flowers, fish and meat and other connected day to day requirements;
- (j) Theatre, assembly or concert halls, dance and music halls and such other places of entertainment;
- (k) Electric Sub-station;
- (l) Neighbourhood shopping centre with goods offered for sale for day to day requirements and the uses permissible under clauses 7.2.I.C. ;

- (m) Monuments, libraries;
- (n) Social and cultural institutions with adequate parking facilities;
- (o) Hospitals and sanatoria not treating contagious diseases or mental patients provided no nuisance created and no part of the building/buildings except residential purpose is located less than 50 Ft. from any plot line.
- (p) Petrol filling stations.

13.7.2.1. C. A building or premises with a shop line on a street in residential zone may be allowed only for the following purposes subject to the conditions that—

- (a) The additional uses permissible hereunder shall be restricted to a depth of 20 ft. or 6.0 metre and only the ground floor of the building in the front portion abutting the street on which the shop line is marked.
- (b) Where the building or premises abutted on two or more streets, no direct opening of such shops may be permissible on the street on which no shopping line is marked.
- (c) When the ground floor of such building or premises is allowed for shops under this clause the following use may be permitted;
 - (i) Any use permitted in Residential zone;
 - (ii) Stores or shops for the conduct of retail business;
 - (iii) Branch Offices of Banks, professional offices, local offices of any public authority created by law;
 - (iv) Hair dressing saloon and beauty parloures;
 - (v) Shoe repairing and shining shops;
 - (vi) Laundry and tailoring shops not employing more than 5 persons;
 - (vii) Shops for goldsmith, watch and clock repairing, bicycle repairs and rental, optical glass repairs and picture framing;

(viii) Radio and household appliances repair and umbrella repairs (not employing more than 5 persons);

(ix) Tea stalls, restaurants and eating houses;

(x) Uses permissible under (a), (b), (c), (d), (f), (g) and (h) of clause 7.2.1.B.

13.7.2.1. D. Uses prohibited—All other uses not specifically permitted herein.

7.2.2. Regulations for Retail Commercial Zone—

7.2.2. A. Uses permitted—

(a) Any use permitted in residential zones with shop lines;

(b) Auto Supply stores and Show room for motor vehicles and machineries;

(c) Storage of furniture and household goods;

(d) Club houses or other recreational activities conducted as business;

(e) Places of amusement or assembly;

(f) Places of worships like temple, church, mosque and art galleries;

(g) Dispensaries, clinics and veterinary Dispensaries and hospitals;

(h) Police Stations and Out-posts;

(i) Posts and telegraph offices and fire stations;

(j) Local offices of any public authority created by law and professional offices;

(k) Bank and Safe deposit vaults;

(l) Municipal, State or Central Government uses but not offices;

(m) Hotels, boarding and lodging houses, eating houses;

- (n) Printing press, book binding and block making with aggregate motive power not exceeding five horse power and employing not more than 5 persons ;
- (o) Cleaning and dyeing establishments ;
- (p) Shops of all kinds, business office and exchanges ;
- (q) All other uses permitted under Clause 7.2.1.A and under (a), (b), (c), (d), (e), (f), (g); (h); (i); (j) of Clause 7.2.1.B and all uses under Clause 7.2.1.C ;
- (r) Photograph studios and laboratories and radio broadcasting studios ;
- (s) Pesteuring and milk processing plant not employing more than 10 persons and 25 Horse Power motive power :
- (t) Accessory building or uses customarily incidental to any permitted principal use including stores upto 50 P.C: of the total floor area used for the principal use ;
- (u) Public utilities and Municipal facilities ;

7.2.2. B. Uses Permissible on appeal to the Authority—

- (a) All types of industries that is permitted in residential area ;
- (b) Petrol filling stations and kerosine stores ;
- (c) Electric Sub-stations ;
- (d) Coal, wood and timber yards ;
- (e) Motor repairing garages ;
- (f) Repair, cleaning, printing or light manufacturing using not more than 20 K.W. motive power in total and employing not more than 10 persons ;
- (g) Whole sale godowns and warehouses ;
- (h) Taxi, bus and truck, thella, rickshaw etc. parking areas ;
- (i) Service Industries using motive power not more than 25 H.P. and not employing more than 15 persons ;

7.2.2. C. Uses prohibited—All other uses not specially permitted herein.

13.7.2.3. REGULATION FOR WHOLESALE COMMERCIAL ZONE—

13.7.2.3. A. Uses permitted—

- (a) Wholesale and retail shops ;
- (b) Ware housing and godowns which do not cause nuisance ;
- (c) Residential dwelling and professional establishments ;
- (d) All other uses permitted and permissible in the retail commercial zone except petrol, filling stations, coal, wood or timber yards;

13.7.2.3.B. Uses permissible on appeal to the Authority—

- (a) Truck terminals and parking ;
- (b) Service industries which do not cause nuisance ;
- (c) Petrol filling stations, coal, wood or timber yards;

7.2.3. C. Uses prohibited—

- (a) Storage of petroleum and other inflammable materials causing smoke, odour and other nuisances ;
- (b) Storage of any materials causing dust and hazardous to public health ;
- (c) Junk yards ;
- (d) All other uses not specifically permitted herein ;

13.7.2.4. REGULATIONS FOR LIGHT INDUSTRY ZONE—

13.7.2.4. A. Uses permitted—All types of industries that are permitted in residential zone.

- (a) Warehouses and godowns.

- (b) Coal, wood and timber yards;
- (c) Contractors plant and storage for building materials;
- (d) Bakeries, confectioneries, icecream factories;
- (e) Automobile service and repairing stations with motive power not exceeding 20 H.P. provided the necessary parking spaces are available;
- (f) Power laundries;
- (g) Pasteurisation of milk, cream and butter;
- (h) Mechanical workshop with lathes, drills, grinders, spot welding set with motive power not exceeding 20 H.P.;
- (i) Printing, book binding, engraving and block making;
- (j) Photo process, embroidery and lace manufacturing cotton and silk-printing, arts and crafts, toy making, glass cutting, etching and polishing; costume, jewellery and novelties;
- (k) Supari and machola grinding, cold storage, metal polishing, travel goods of canvas and water proof materials, steel slates, sewing machines (assembly), writing ink employing not more than 10 persons;
- (l) Handloom weaving, wooden packing cases and boxes, wax products, wooden industrial goods, bucket and metal container, animal feed;
- (m) Iron rolling and wire netting with motive power not exceeding 20 H.P.
- (n) Atta Chakki, Oil mills and flour mills with a motive power not exceeding 75 H.P.
- (o) Bus and truck terminals and parking plots;
- (p) Service industry;
- (q) Any other use in commercial zones except those specifically prohibited hereunder;

(r) Accessory buildings or uses customarily incidental to any permitted principal use;

13.7.2.4.B. Uses permissible on appeal to the Authority—

- (a) Leather products;
- (b) Fruits and vegetables cannings and preservation;
- (c) Saw milling;
- (d) Light manufacturing, railings and grills manufacturing;
- (e) Petrol filling stations;
- (f) Watchmen or caretaker's lodges;
- (g) Canteens and eating houses serving the industries;
- (h) All other light industries as defined by the Authority not involving any danger for fire, explosion, noise, vibration, smoke, dust, odour, heat or other objectionable effluents.

13.7.2.4.C. Uses prohibited—

- (a) All uses not specifically permitted herein;
- (b) The industries associated with undesirable features such as excessive smoke, stench, injurious fumes, effluent and other hazards to health and safety of the people ;

13.7.2.5. REGULATIONS FOR MEDIUM INDUSTRY ZONE :

13.7.2.5.A. Uses permitted—

All uses permitted or permissible on appeal to the Authority in light industry zone.

13.7.2.5.B. All other Medium Industries except those specifically prohibited hereunder.

13.7.2.5.C. Uses prohibited—

The industries associated with undesirable features such as excessive smoke, stench, injurious fumes, effluents and other hazards to health and safety of the people.

13.7.2.6. REGULATIONS FOR OBNOXIOUS INDUSTRY ZONE:

13.7.2.6.A. Uses permitted —

All uses permitted as per the list in Annexure I and those which are prohibited in other industrial use zones due to hazards to the health or safety of the people.

13.7.2.6. B. Uses permissible on appeal to the Authority—

(a) Public Utilities and municipal facilities

(b) Uses incidental to the main use

7.2.6. C. Uses prohibited—

(a) All other uses not specifically permitted herein.

13.7.2.7. REGULATIONS FOR PUBLIC AND SEMI-PUBLIC ZONE:

13.7.2.7. A. Uses permitted—

(a) State and Central Government offices and other public and semi-public buildings;

(b) Educational and research institutions;

(c) Social, cultural and religious institutions;

(d) Local and Municipal offices;

(e) Public utilities and Municipal facilities;

(f) Museums, monuments, art galleries, community halls, libraries;

(g) Buildings and uses incidental to the above permitted uses;

(h) Taxi stand, bus stand, rickshaw and cycle stands;

7.2.7. B. Uses permissible on appeal to the Authority—

(a) Residences;

- (b) Restaurants, milk bars;
- (c) Any other uses incidental to main use and in no way causing any nuisance or hazard;
- (d) Radio and wireless stations.

7.2.7. C. Uses prohibited—

All other uses not specifically permitted herein.

13. 7.2.8. REGULATIONS FOR RECREATIONAL AND OPEN SPACE ZONE:

13. 7.2.8. A. Use permitted—

- (a) All public and semi-public recreational uses including parks, play grounds, park ways and other special recreational areas;
- (b) Stadium;
- (c) Swimming Pools, clubs and gymnasium halls;
- (d) Botanical and Zoological parks and gardens.

7.2.8. B. Uses permissible on appeal to the Authority—

- (a) Restaurants and selling of eatables;
- (b) Public utilities and municipal facilities;
- (c) Uses clearly incidental to recreational use which will not create nuisance or hazards;
- (d) Residence in the new proposed areas.

13. 7.2.8. C. Uses prohibited—

All uses not specifically permitted herein.

Conversion of use is prohibited in case of existing area.

13. 7.2.8. D. The height limitations of any structure of building if permitted under this clause, the front space, side and rear yard within this zone shall be determined by the authority.

13. 7.2.9. REGULATIONS FOR GREEN BELT ZONE:

7.2.9. A. Uses permitted—

- (a) All agricultural uses and horticulture ;
- (b) Gardens and forestry ;
- (c) Golf links and club houses ;
- (d) Public and Private parks, play fields.
- (e) Dairy and poultry farming;
- (f) Farm house and their accessory buildings and their uses ;
- (g) Churches, temples, mosques and other places of worships ;
- (h) Processing and sale of farm products on the property where produced the servicing and repair of farm machineries and the sale of agricultural produce;
- (i) Film studios of temporary nature :
- (j) Fish curing ;
- (k) Stone crusher or quarrying ;
- (l) Sand, clay or gravel quarrying ;
- (m) Storage and drying of fertiliser ;
- (n) In general, those uses which do not require the erection of building, except temporary buildings for accessory use and when they are obnoxious or offensive by reason of emission of odour, dust, smoke, gas, noise or vibration, they shall be located at least 100 Ft. from boundary of the plot ;
- (o) Tourist facility including lodging and boarding with only 25 P.C. coverage.

13. 7.2.9. B. Uses permissible on appeal to the Authority.

(a) Milk chilling stations and pasteurising plants.

(b) Rural colleges, boarding houses and hostels, scientific and Industrial research laboratories not to be operated for productions of goods or other materials for sale, except as may be produced by small pilot plants. provided there is no nuisance or hazards ;

(c) Cottage industries, brick making, excavation of clay, gravel, topsoil and other earthen materials; sewerage treatment plants, trenching grounds.

(d) Landing fields for planes and helicopter and its necessary appurtenances;

(e) Utilities and their buildings ;

(f) Area needed for defence purposes ;

(g) Wireless transmitting and weather stations;

(h) Any irrigation or flood control works ;

(i) Cemeteries, crematorium and burial grounds ;

(j) In case of existing village in this zone, the normal expansion of the village including rural housing, community facilities and other service facilities would be allowed upto a physical boundary to be fixed by the Authority;

13. 7.2.9. C. Uses prohibited—

(a) All uses not specifically permitted herein ;

(b) The parcelling out of land in this zone for the purposes of Urban housing shall be absolutely prohibited.

13. 7.2.9. D. Customary home occupation shall be conducted only by a person resident in the dwelling, the area for such uses shall not exceed 25% of the total floor area of the dwelling, there shall be no public display of goods.