

SCHEDULE-II

ZONING REGULATIONS

1.0 GENERAL:

1.1 The implementation and enforcement of the General Town Planning Scheme or Master Plan shall be in accordance with the Zoning Regulations herein prescribed:

I.	Residential use	Zone
II.	Commercial use	Zone
III.	Industrial use	Zone
IV.	Public and Semi-public use	Zone
V.	Urbanisable Area or Area for Future Development	Zone

1.2 The uses permitted in these Zoning Regulations are subject to overall conformity with the General Town Planning Scheme or Master Plan. These Regulations will not prohibit the existing use of lands and buildings that have been lawfully established prior to the coming into force of these regulations, provided that where the existing use is a non-conforming use (i.e., a use under these regulations, will not be permissible in the concerned zone) no expansion of existing use will be permissible provided further that it will be open to the competent authority to order the discontinuance or continuance subject to such restrictions and conditions as may be imposed by him of an existing use, which is non-conforming and which is in his opinion, is injurious to the particular use zone.

1.3 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 DEFINITIONS:

General:

2.0.1. In these regulations, unless the context otherwise requires, the definition given under, shall have the meaning indicated against each term.

2.0.2 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 Andhra Pradesh Municipalities Act, 1965, Andhra Pradesh Panchayat Raj Act, 1994.

5.0 USES PERMISSIBLE IN VARIOUS LAND USE ZONES

The following regulations specify uses that are permissible in the normal course, uses that may be permitted on appeal to the competent authority through the Municipal Council 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 Council.

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 prior approval of Director of Town and Country Planning/ Government.

5.1 RESIDENTIAL USE ZONE:

A) USES PERMISSIBLE BY LOCAL AUTHORITY:-

- 1) **RESIDENTIAL BUILDINGS:** Dwellings, detached, Semi-detached, tenements, flats, boarding homes, bachelor quarters
- 2) **BUSINESS BUILDINGS:** Diagnostic centers, clinics, maternity homes, nursing homes, libraries, garden plant nurseries , and customary home occupations, hotels, professional establishment satisfying the requirements of the home occupations, ration shops.
- 3) **ASSEMBLY BUILDINGS:** Community halls, Play grounds and play fields, Public conveniences, Swimming pools, clubs cultural and philanthropic associations of non-commercial nature, Bus stands, religious buildings and other places of worship with technical clearance of the Director of Town and Country Planning prior to the approval of District Collector.
- 4) **EDUCATIONAL BUILDINGS:** Schools and Colleges , offering general educational courses,
- 5) **OFFICE BUILDINGS:** Post offices, Telephone exchanges, Police Stations, Fire Stations , Electric sub-stations.
- 6) **INDUSTRIAL BUILDINGS:** Cottages and other industries up to 5 HPEM with a limit of 5 employees (as per Annexure-III)
- 7) **STORAGE BUILDINGS:** Pumping stations.
- 8) **MERCANTILE BUILDINGS:** Poultry keeping for domestic use with limitation of 20 birds.

B) USES PERMISSIBLE ON APPEAL TO THE COMPETENT AUTHORITY:

- 1) **RESIDENTIAL BUILDINGS:** Hostels according to standards specified and measured in terms of population they are to serve, farmhouses.
- 2) **BUSINESS BUILDINGS:** Local banks with safe deposits vaults, petrol filling stations without servicing facilities.
- 3) **INSTITUTIONAL BUILDINGS:** Hospitals not treating contagious diseases or mental patients.
- 4) **ASSEMBLY BUILDINGS:** Cemeteries, Auditoria, public assembly halls, sport stadiums, transient visitors camp, taxi and Scooter stand. Parking lots, Bus terminus, Public Utility Buildings, Museums, Holiday homes, Dharmasalas, Kalyanamandapams.

EDUCATIONAL BUILDINGS: Multipurpose or Junior Technical schools not giving rise to smoke noise or other nuisance.

OFFICE BUILDINGS: Municipal, State and Central Government uses.

INDUSTRIAL BUILDINGS: Flour mills up to 10 HPEM, Oil rotary up to 5 HPEM, Coffee Grinding machines with 1 HPEM, Printing press up to 10 HPEM not employing more than 9 persons.

STORAGE BUILDINGS: Storage and sale of kerosene exceeding 1000 liters in approved Ration shops and cooking gas cylinder godowns with prior permission of Director of Explosives.

MERCANTILE BUILDINGS: Retail Shops, Fruits, Vegetable, Meat and Fish markets, professional establishments not occupying more than 20 Sq.M of Floor area.

COMMERCIAL USE ZONES:

USES PERMISSIBLE BY LOCAL AUTHORITIES:

RESIDENTIAL BUILDINGS: Dwellings of Shop Owners and Employees working in the areas, Residential hotels.

BUSINESS BUILDINGS: Professional, business establishments, libraries, dispensaries, Clinics, and nursing homes not treating contagious diseases or mental patients.

ASSEMBLY BUILDINGS: Restaurants and their accessory uses, parks, grounds and other recreational uses, public assembly halls, cultural centers, Social and Welfare Institutions, Public Utility Buildings, Kalyanamandapams, Temples, Churches, Mosques, other religious buildings and other places of worship with technical clearance of the Director of Town and Country Planning to the approval of District Collector.

- 4) **EDUCATIONAL BUILDINGS**: Schools and Colleges offering General Educational courses.
- 5) **OFFICE BUILDINGS** :Offices and Banks.
- 6) **INDUSTRIAL BUILDINGS**: Flour Mills, Chilli grinding Mills, Coffee grinders, Dal grinders, Oil Rotaries and Printing presses not exceeding 20 HPEM.
- 7) **STORAGE BUILDINGS**: Petrol filling stations with garage and servicing facility.
- 8) **MERCANTILE BUILDINGS**: Retail shops

B)USES PERMISSIBLE ON APPEAL TO THE COMPETENT AUTHORITY:

- 1) **RESIDENTIAL BUILDINGS**: Residential Buildings, Multi-storied buildings, hotels, lodging and boarding houses.
- 2) **BUISENESS BUILDINGS**: Financial Institutions, Nursing Homes, Nursery.
- 3) **INSTITUTIONAL BUILDINGS**: Research and Social Service Institutions , Hospitals and medical centers.
- 4) **ASSEMBLY BUILDINGS**: Taxi and Scooter stand, Circus, Theatres, Commercial entertainment of a transient nature, gardens, sport stadium, swimming pools and other recreational uses.
- 5) **EDUCATIONAL BUILDINGS**: Multi-purpose or Junior technical schools, Colleges, Technical and research social and service institutions, Polytechnic.
- 6) **OFFICE BUILDINGS**: Government Offices, Newspaper Offices with Printing press .
- 7) **INDUSTRIAL BUILDINGS**: Clean and light industries not exceeding 20 HPEM, lathe and Welding machines, Bakeries and Ice Factory, Quarrying of gravel, sand , clay and stone for purpose of development of the area only with specific permission. *
- 8) **STORAGE BUILDINGS**: Coal and timber storage, Transport terminals and the like, for both goods and passengers, wear housing, cold storage, contractors plant, storage for perishable and inflammable goods shall be allowed.
- 9) **MERCANTILE BUILDINGS**: *All retail and wholesale business, nurseries , Fish farms.

5.3 INDUSTRIAL USE ZONE:

A) USES PERMISSIBLE BY LOCAL AUTHORITY:

- 1) BUSINESS BUILDINGS: Wholesale business establishments.
- 2) ASSEMBLY BUILDINGS: Parks and play grounds, Restaurants, Public Utility buildings .
- 3) OFFICE BUILDINGS: News paper Offices, with printing press and their accessory uses.
- 4) INDUSTRIAL BUILDINGS: All types of light industries, clean industries, service industries not exceeding installation of 100 HPEM indicated in Annexure I(a) and I(b).
- 5) STORAGE BUILDINGS: Warehousing and Storage and their accessory uses , Petrol filling stations with garages and service stations, contractors plant, Transport terminals for goods and passengers.

B) USES PERMISSIBLE ON APPEAL TO THE COMPETENT AUTHORITY THROUGH THE MUNICIPAL COMMISSIONER / T.P.O./A.P.I.I.C. ETC.,

- 1) RESIDENTIAL BUILDINGS: Dwellings of essential to watch and ward personal.
- 2) BUSINESS BUILDINGS: Hospitals, Nursing Homes and wholesale business .
- 3) INSTITUTIONAL BUILDINGS: Educational , Technical and Research Institutions.
- 4) ASSEMBLY BUILDINGS: Commercial entertainment of a transient nature like circus, Sport stadium, Swimming pools and other recreational uses.
- 5) INDUSTRIAL BUILDINGS: Quarrying of gravel, sand, clay, or stone for the development of the area, all heavy industries shown in Annexure IIA , all special industries shown in Annexure IIB, all noxious and hazardous industries shown in Annexure II C and accessory uses.
- 6) STORAGE BUILDINGS: Storage of perishable and inflammable goods, Junk yard, sewage farms.

5.4 PUBLIC AND SEMI PUBLIC USE ZONE:

A) USES PERMISSIBLE BY LOCAL AUTHORITY:

- 1) BUSINESS BUILDINGS: Hospitals
- 2) INSTITUTIONAL BUILDINGS: Research Institutions, Educational and Medical institutions.
- 3) ASSEMBLY BUILDINGS: Social and cultural Institutions, municipal and community facilities, public utilities, Radio transmission, TV relay and wireless

stations , Rail and road terminus, Off street parking, burial grounds, cemeteries, and crematories, Sports stadium, Swimming pools, Gardens, Parks and play grounds, Golf Courts other recreational uses requiring extensive open spaces, exhibitions and fair grounds, Special recreational areas, Picnic spots, Zoological and Botanical gardens, Museums, Aquariums, Water fronts and areas of semi interest and national parks, conservation and preservation.

B) USES PERMISSIBLE ON APPEAL TO THE COMPETENT AUTHORITY:

- 1) **RESIDENTIAL BUILDINGS:** Residential other uses incidental to the main use and in no way causing any nuisance or hazard.
- 2) **ASSEMBLY BUILDINGS:** Open Air theatres, Cinemas, Restaurants, temporary uses for exhibitions, circus, fairs and festivals.

ANNEXURE – I (A)

SERVICE INDUSTRIES

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

LIGHT INDUSTRIES

ANNEXURE - I (B)

I. CHEMICALS AND COMMERCIAL CHEMICAL PRODUCTS:

1. Bakelite
2. Cosmetics
3. Disinfectants and Insecticides
4. Drugs
5. Essences and Aromatic compounds
6. Ink
7. Plastic materials
8. Matches
9. Soaps

II. CLOTHING:

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

III. 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.

IV. FOOD:

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

V. FURNITURE:

1. Steel furniture

VI. GLASS AND GLASS PRODUCTS:

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

VII. METAL PRODUCTS:

1. Bolts, Chains and Building hardware
2. Sheet metal works
3. Button cutlery, locks

4. Metal galvanizing, tinning and plating
5. Metal containers and Steel trunks
6. Metal lamps and stoves
7. Safes and vaults
8. Type foundry
9. Razor blades
10. Umbrella ribs
11. Utensils

VIII. 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.

IX. TEXTILES:

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

X. TRANSPORT EQUIPMENT:

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

XI. WOOD AND CORK:

1. Plywood
2. Timber

ANNEXURE-II (A)

HEAVY INDUSTRIES

- 1 (a) 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 and 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. Alpines 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 gilded metal ornament manufacturing
28. Hosiery and dress making
29. Heating elements
30. Hangers
31. Hand gloves (cotton and leather)

92. Khadi (Metal charkas)
93. Kum kum, Kajal Tilak etc.,
94. Khas khas jatties
95. Lime Motor Lime-mixture power driven
96. Liquid gum (Bottling only)
97. Laundry and dry cleaning
98. Manjan and Hair oils
99. Miniature bulbs
100. Model making
101. Mattresses and pillows
102. Ophthalmic lenses, frames
103. Papad making
104. Photo frames
105. Packing boxes for sweet etc.,
106. Paper bags
107. Precious and semi precious stone cutting & and polishing
108. Pottery industries
109. Pulmugar (Brush making machine etc.)
110. Readymade garments
111. Radio repairing works
112. Reapers, Wooden blocks and boxes for Lighting fitting.
113. Repairing and servicing of electrical appliances like air coolers, fridges, washing machines, Mixers, electronic motor and pumpsets etc.
114. Shoe and chappal making with finished leather (without including any kind of tanning process)
115. Stationery articles like file pads etc.
116. Stationery rolls and other items for computers and calculators.
117. Shoe tags visiting cards, stove wicks, lamp wicks (flats and rounds)
118. Stitching of tarpaulin and postal bags kind bags, school and hand bags.
119. Toy making (without using inflammable materials)
120. T.V. cabinets.
121. Travelling goods ladies bags, air bags cash bags suit cases, brief cases.
122. Twine balls, sewing thread reels
123. Wooden furniture
124. Wooden rulers
125. Wet grinding
126. Bags made with waste paper
127. Xerox and photo copying
128. Aerated water
129. Book binding and printing press
130. Bakeries
131. Chewing gum and suparies
132. Confectionery bubble gum
133. Fruit processing and preservation pickles and fruit crushers.
134. Handlooms and power looms (cotton or silk or synthetic fibers)
135. Ice candy
136. Ground and processed spices (except chillies)
137. Paper/Plate and similar items
138. Tooth pate
139. 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 (Smaller 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

6. Manufacturing of Lubricating oils
7. Grinding of Zirconium Oxide
8. Pulp, Paper Board and News Print
9. Tanneries
10. Synthetic Rubber
11. Butyl Rubber Tyres and Tubes
12. Retreading of all types of tyres
13. Iron and Steel Production
14. Extraction and recovery of Zinc/Copper/Aluminum and Lead
15. Metal Castings and Foundries
16. Ferro Alloys
17. Industries involving operations such as pickling, degreasing, nitriding, and phosphating
18. Nickel and Cadmium Batteries
19. Storage batteries (integrated with manufacture of oxides of lead and lead antimony alloy)
20. Incineration plant for hazardous and non-hazardous wastes
21. Electroplating and Galvanizing
22. Welding fluxes and electrodes
23. Manufacture of power driven pumps, compressors, refrigeration units, fire fighting equipment etc., (excluding assembling units)
24. Industrial gases (Nitrogen, Oxygen, Carbon dioxide, Hydrogen, Acetylene etc.,)
25. Glue and Gelatin
26. Chlorine, Fluorine, Bromine, Iodine and their compounds
27. Glass and Glassware
28. Textiles (excluding handlooms and power-looms upto 50 hp)
29. Textiles, Dyeing and Printing
30. Surgical Cotton and Sanitary Napkins
31. Milk products (Skimmed milk, pasteurized milk condensed milk, milk powder and baby food)
32. Soap and Detergents (except cottage soap and detergent industries)
33. Vanaspathi, Hydrogenated and refined and solvent extracted oils
34. Aqua culture Project more than 5 hectares
35. Slaughtering of animals, rendering of bones and processing
36. Processing of fish and prawn
37. Fruits and Vegetables Processing
38. Cashew Nut industries
39. Tobacco redrying

DIRECTOR OF TOWN AND
COUNTRY PLANNING.