

Guidelines for Removing Landuse Conflict

Landuse Classification

- a. Urban Residential Zone
- b. Commercial Zone (Business)
- c. Commercial Zone (Office)
- d. General Industrial Zone
- e. Heavy Industrial Zone
- f. Mixed Use Zone (Commercial + Industrial)
- g. Mixed Use Zone (Residential + Commercial)
- h. Mixed Use Zone (Residential + Commercial + Industrial)
- i. Mixed Use Zone (Residential + Industrial)
- j. Institutional Zone
- k. Administrative Zone
- l. Agricultural Zone
- m. Flood Flow Zone
- n. Open Space
- o. Overlay Zone
- p. Rural Settlement Zone
- q. Water Retention Area
- r. Water Body

Following sections deal with the general definition of the use and description of associated permitted and conditionally permitted uses under each Landuse zone. The uses not listed here in any of the category shall be treated as **Restricted Use** for the corresponding landuse category and shall not be permitted only except unanimously decided otherwise by the Nagar Unnayan Committee (for RAJUK jurisdiction). In such situations the use shall get permission in the category of **New Use**.

a. Urban Residential Zone

Urban Residential Zones are intended primarily for housing development, may include a range of other uses particularly those that have the potential to foster the development of new residential communities such as schools, small shops, doctor's chambers, and open space like playfields and so on. Limited Commercial facilities within this zone shall be planned and developed as an integral retail or business unit which, comply with the planned mixed-use concept.

Purpose

Prime objective of this zone is to provide the space for living as well as to meet the daily needs of the residents.

Landuse Permitted

Following uses in the table proposes to be applicable for this zone.

Table-1: Landuse Permitted for Urban Residential Zone

| Permitted | |
|-------------------------------------|---|
| All Types of Residential House | High School |
| Apartment Housing | Household Appliance and Furniture Repair Service (No Outside Storage) |
| Artisan's Shop | Housing Project |
| Assisted Living or Elderly Home | Housing Projects |
| ATM Booth | Landscape and Horticultural Services |
| Barber Shop | Memorial Structure (Ancillary) |
| Bill Payment Booth | Monument (Neighborhood Scale) |
| Boarding and Rooming House | Mosque, Place of Worship |
| Book Stall | Newspaper Stand |
| CBO Office | Nursery School |
| Child Daycare / Pre-school | Orphanage |
| Children's Park (Must Have Parking) | Permitted |

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| | |
|---|--|
| Cleaning / Laundry Shop | Photocopying and Duplicating Services (No Outside Storage) |
| Communication Service Facilities | Pipelines and Utility Lines |
| Communication Tower Within Permitted Height | PlayField |
| Community Center | Primary School |
| Condominium or Apartment | Private Garages (Ancillary Use) |
| Confectionery Shop | Project Identification Signs |
| Cottage | Property Management Signs |
| Cultural Exhibits and Libraries | Public Transport Facility |
| Cyber Café | Retail Shops / Facilities |
| Daycare Center (Commercial or Nonprofit) | Satellite Dish Antenna |
| Departmental Stores | Shelter (Passers By) |
| Doctor / Dentist Chamber | Shoe Repair or Shoeshine Shop (Small) |
| Dormitory | Special Dwelling |
| Drug Store or Pharmacy | Specialized School: Dance, Art, Music, Physically Challenged & Others |
| Dwelling | Stationery Store |
| Eidgah | Temporary Pandle for Permitted Function |
| Employee Housing (Guards / Drivers) / Ancillary Use | Temporary Tent |
| Fast Food Establishment / Food Kiosk | Transmission Lines |
| Fitness Centre | Urban-Nature Reserve |
| Flowers, Nursery Stock and Florist Supplies | Uses in Neighborhood Center* (Where Neighborhood Center exists) |
| Gaming Clubs | Water Pump / Reservoir |
| General Store | Woodlot |
| Grocery Store | |

*Permission of Neighborhood Center Facilities in absence of formal neighborhood should be subject to Landuse Permit Committee

Landuse Conditionally Permitted

Following uses will be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure while the application meets the criteria mentioned in the requirement.

Table-2: Landuse Conditionally Permitted for Urban Residential Zone

| Conditional | |
|--|------------------------------------|
| Addiction Treatment Center | Graveyard / Cemetery |
| Amusement and Recreation (Indoors) | Guest House |
| Art Gallery, Art Studio / Workshop | Market (Katcha Bazaar) Place |
| Automobile Driving Academy | Neighborhood Co-Operative Office |
| Beauty and Body Service | Optical Goods Sales |
| Billiard Parlor / Pool Hall | Outdoor Café |
| Building Maintenance/Cleaning Services, No Outside Storage | Overhead Water Storage Tanks |
| Bus Passenger Shelter | Paints and Varnishes Store |
| Coffee Shop / Tea Stall | Parking Lot |
| Community Hall | Patio Homes |
| Correctional Institution | Photofinishing Laboratory |
| Courier Service | Plantation (Except Narcotic Plant) |
| Crematorium | Police Station |
| Electrical Sub Station | Post Office |
| Emergency Shelter | Postal Facilities |
| Energy Installation | Row House |
| Fire Brigade Station | Slaughter House |
| Flood Management Structure | Sports and Recreation Club |
| Fruit Markets | Static Transformer Stations |
| Funeral Services | Telephone Sub Station |
| Furniture & Variety Stores | Temporary Rescue Shed |
| Garages | Tennis Club |
| Garden Center or Retail Nursery | Tourist Home or Resort |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

b. Commercial Zone (Business)

Commercial area generally contains one or more of a wide variety of uses that includes business uses, offices, hotel, public houses, and limited forms of retailing.

Landuse Permitted

Commercial zone (business) mainly intends for supporting the official works. There are several functions that will be permitted in this zone.

Table-3: Landuse Permitted for Commercial Zone (Business)

| Permitted | |
|--|--|
| Accounting, Auditing or Bookkeeping Services | Grocery Store |
| Agri-Business | Guest House |
| Agricultural Sales and Services | Hotel or Motel |
| Ambulance Service | Inter-City Bus Terminal |
| Antique Store | Jewelry and Silverware Sales |
| Appliance Store | Market (Bazar) Place |
| ATM Booth | Mosque, Place of Worship |
| Auction Market | Motorcycle Sales Outlet |
| Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention | Multi-Storey Car Park |
| Auto Leasing or Rental Office | Newspaper Stand |
| Auto Paint Shop | Outdoor Recreation, Commercial Outdoor Recreation |
| Auto Parts and Accessory Sales (Indoors) | Parking Lot (Commercial) |
| Auto Repair Shop (With Garage) | Pet Store |
| Automobile Sales | Photocopying and Duplicating Services |
| Automobile Wash | Photofinishing Laboratory & Studio |
| Bakery or Confectionery Retail | Pipelines and Utility Lines |
| Bank & Financial Institution | Post Office |
| Barber Shop | Preserved Fruits and Vegetables Facility/ Cold Storage |
| Beauty and Body Service | Printing, Publishing and Distributing House |
| Bicycle Shop | Professional Office |
| Billboards, Advertisements & Advertising Structure | Project Identification Signs |
| Billiard Parlor/Pool Hall | Property Management Signs |
| Book or Stationery Store | Public Transport Facility |
| Building Material Sales or Storage (Indoors) | Refrigerator or Large Appliance Repair |
| Bulk Mail and Packaging | Resort |
| Bus Passenger Shelter | Restaurant |
| Cinema Hall | Retail Shops / Facilities |
| Commercial Office | Satellite Dish Antenna |
| Communication Service Facilities | Shelter (Passers By) |
| Communication Tower Within Permitted Height | Shopping Mall/ Plaza |
| Computer Maintenance and Repair Shop | Slaughter House |
| Computer Sales & Service Shops | Social Forestry |
| Confectionery Shop | Software Development Firm |
| Conference Center | Sporting Goods and Toys Sales Centers |
| Construction Company Offices | Super Store |
| Courier Service | Taxi Stand |
| Cyber Café | Telephone Exchanges |
| Day-care Center (Commercial or Nonprofit) | Television, Radio or Electronics Repair (No Outside Storage) |
| Department Stores, Furniture & Variety Stores | Theater (Indoor) |
| Doctor / Dentist Chamber | Transmission Lines |
| Drug Store or Pharmacy | Utility Lines |
| Electrical and Electronic Equipment & Instrument Sales | Vehicle Sales & Service, Leasing or Rental |

| | | |
|--|--|--|
| Fast Food Establishment / Food Kiosk | | Veterinarian Clinics, Animal Hospitals |
| Freight Handling, Storage & Distribution | | Warehousing |
| Freight Transport Facility | | Water Pump / Reservoir |
| Freight Yard | | Wood Products |
| Fruit and Vegetable Markets | | Woodlot |
| General Store | | |

Landuse Conditionally Permitted

Some functions will be permitted with some condition in this zone.

Table-4: Landuse Conditionally Permitted for Commercial Zone (Business)

| Conditional | | |
|--|--|--|
| Amusement and Recreation (Indoors) | | Fire / Rescue Station |
| Bicycle Assembly, Parts and Accessories | | Grain & Feed Mills |
| Broadcast Studio / Recording Studio (No Audience) | | Household Appliance and Furniture Repair Service |
| Coffee Shop / Tea Stall | | Incineration Facility |
| Concert Hall, Stage Shows | | Indoor Amusement Centers, Game Arcades |
| Construction, Survey, Soil Testing Firms | | Indoor Theatre |
| Container Yard | | Junk / Salvage Yard |
| Trade Shows | | Lithographic or Print Shop |
| Craft Workshop | | Motor Vehicle Fuelling Station / Gas Station |
| Plantation (Except Narcotic Plant) | | Musical Instrument Sales or Repair Shop |
| Energy Installation | | Optical Goods Sales |
| Re-fuelling Station | | Painting and Wallpaper Sales |
| Firm Equipment Sales & Service | | Paints and Varnishes Store |
| Agricultural Chemicals, Pesticides or Fertilizers Shop | | Parking Lot |
| Fitness Centre | | Patio Homes |
| Flowers, Nursery Stock and Florist Supplies | | Private Garages |
| Forest Products Sales | | Retail Shops Ancillary To Studio / Workshop |
| Fuel Dealers | | Stone / Cut Stone Products Sales |
| Garages | | Salvage Processing Activities |
| Garden Center or Retail Nursery | | Truck/Covered Van Stand |
| Police Box / Barrack | | |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

c. Commercial Zone (Office)

Commercial zone designs into two types: office and business predominated. Commercial Zone (Office) is pre-dominated commercial zone mainly supports the official activities. It supports other types of commercial activities, too. Proposals for these areas involve large-scale buildings and require a high degree of accessibility and parking space for car users and delivery vehicles.

Landuse Permitted

Following uses in the table proposes to be applicable for this zone.

Table-5: Landuse Permitted for Commercial Zone (Office)

| Permitted | | |
|---|--|--|
| Accounting, Auditing or Bookkeeping Services | | Freight Transport Facility |
| Ambulance Service | | General Store |
| Antique Store | | Government Office |
| Art Gallery, Art Studio / Workshop | | Health Office |
| ATM Booth | | Hotel |
| Auditorium, Meeting Halls, and Conference Facilities, Convention Center | | Hotels |
| Auto Leasing or Rental Office | | Indoor Amusement Centers, Game Arcades |
| Automobile Driving Academy | | Mosque, Place of Worship |
| Automobile Wash | | Multi-Storey Car Park |
| | | |

| | |
|--|--|
| Bank & Financial Institution | Newspaper Stand |
| Billboards, Advertisements & Advertising Structure | Parking Lot (Commercial) |
| Boarding and Rooming House | Pathological Lab |
| Book Stall | Photocopying and Duplicating Services |
| Bulk Mail and Packaging | Photofinishing Laboratory & Studio |
| Bus Passenger Shelter | Post Office |
| Catering Service | Professional Office |
| Chinese Restaurant | Project Identification Signs |
| Cinema Hall | Project Office |
| Clinic | Property Management Signs |
| Coffee Shop / Tea Stall | Public Transport Facility |
| Commercial Office | Real Estate Office |
| Communication Service Facilities | Restaurant |
| Communication Tower Within Permitted Height | Retail Shops / Facilities |
| Computer Maintenance and Repair | Sales Office of Industries |
| Computer Sales & Services | Satellite Dish Antenna |
| Confectionery Shop | Software Development Firm |
| Conference Center | Stationery Store |
| Construction Company | Taxi Stand |
| Construction, Survey, Soil Testing Firms | Telephone Exchanges |
| Courier Service | Toys and Hobby Goods Processing and Supplies |
| Cyber Café | Training Centre |
| Day-care Center (Commercial or Nonprofit) | Utility Lines |
| Dental Laboratory | Utility Lines |
| Department Stores, Furniture & Variety Stores | Vehicle Sales & Service, Leasing or Rental |
| Diagnostic Center | Veterinarian Hospitals |
| Doctor / Dentist Chamber | Water Pump / Reservoir |
| Food Court | Woodlot |
| Freight Handling, Storage & Distribution | |

Landuse Conditionally Permitted

Following uses will be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure.

Table-6: Landuse Conditionally Permitted for Commercial Zone (Office)

| Conditional | |
|---|--|
| Amusement and Recreation (Indoors) | Optical Goods Sales |
| Beauty and Body Service | Outdoor Café |
| Broadcast Studio / Recording Studio (No Audience) | Painting & Wallpaper Sales |
| Civic Administration | Paints and Varnishes Store |
| Concert Hall, Stage Shows | Parking Lot (Commercial) |
| Counseling Services | Patio Homes |
| Dental Clinic / Lab | Plantation (Except Narcotic Plant) |
| Diagnostic Center / Pathological Lab | Police Box/ Barrack |
| Drug Store or Pharmacy | Printing, Publishing and Distributing |
| Fast Food Establishment / Food Kiosk | Psychiatric Hospital |
| Fire / Rescue Station | Radio / Television or T&T Station With Transmitter Tower |
| First Aid & Ambulance Service | Retail Shops Ancillary To Studio / Workshop |
| Fitness Centre | Super Store |
| Flowers, Nursery Stock and Florist Supplies | Theater (Indoor) |
| Fuelling Station | Transmission Lines |
| Garage | Vulcanizing Services |
| Lithographic or Print Shop | Workers' Dormitory |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

d. General Industrial Zone

Purpose and intent of general industrial zone is to provide areas in appropriate locations where various light and heavy industrial operations will run without creating hazards to surroundings. Industrial zone categorizes into two zones named general industrial zone and heavy industrial zone.

General Industrial Zone accommodates Green, Orange A, Orange B type of industries according to the guideline given by the Department of Environment (DOE).

Permitted Landuse

Following uses in the table proposes to be applicable for this zone only.

Table-7: Landuse Permitted for General Industrial Zone

| Permitted | |
|--|---|
| Aluminium products | Pharmaceutical Industry |
| Artificial Fibre Production | Photocopying and Duplicating Services |
| Assembling and manufacturing of clocks and watches | Photographic Film Factory |
| Assembling and manufacturing of electrical and Electronic home products etc. | Pipelines and Utility Lines |
| Assembling and manufacturing of electrical and Electronic home products etc. | Plastic & rubber goods (excluding PVC) |
| Assembling and manufacturing of toys (except plastic items) | Police Box/ Barrack |
| Assembling of motor vehicles | Power Loom |
| Assembling of telephones | Printing and writing ink manufacturing Industry |
| ATM Booth | Printing Press |
| Automatic rice mill. | Printing, Publishing and Distributing |
| Bakery | Processing : fish, meat and food |
| Bakery. | Processing and bottling of drinking water and carbonated drinks |
| Bank & Financial Institution | Production of artificial leather goods |
| Bicycle Assembly, Parts and Accessories | Production of Artificial leather goods |
| Blacksmith | Production of Comb, hair band, hair clip etc. |
| Bus Passenger Shelter | Production of gold ornaments. |
| Chocolate and lozenge Factory | Production of Pin, board pin, U Pin etc. |
| Cinema Hall | Productions of powder milk/condensed milk/dairy. |
| Clinic and Pathological lab | Production of shoes and leather goods |
| Cold storage | Production of spectacles frames. |
| Communication Tower Within Permitted Height | Production of utensils and souvenirs of brass and bronze. |
| Confectionery Shop | Public Transport Facility |
| Dry-cleaning | Repairing of refrigerators |
| Edible oil | Restaurant |
| Effluent Treatment Plant | Restaurant |
| Electric cable | Retail Shops / Facilities |
| Engineering works | Salt Industry |
| Fabric washing Plant | Salt production |
| Factory for production of chocolate and lozenge. | Salvage Processing |
| Fire / Rescue Station | Salvage Yards |
| Flour (large) Mill | Satellite Dish Antenna |
| Freight Transport Facility | Sawmill, Chipping and Pallet Mill |
| Furniture Manufacture of wood/iron, aluminum, etc. | Shelter (Passers By) |
| Galvanizing | Shoes and leather goods production |
| Garments and sweater Factory | Soap |
| Glass factory | Social Forestry |
| Glue (excluding animal glue) | Sodium silicate Factory |
| Grinding/husking wheat, rice, turmeric, chilly, pulses - machine above 0 Horse Power | Spinning mill |
| Grocery Store | Sports goods Production |
| Hotel, multi-storied commercial building. | Starch and glucose factory |
| Household Appliance and Furniture Repair Service | Stone grinding, cutting and polishing |

| Permitted | |
|--|--|
| Ice-cream | Tea processing |
| Jute mill | Television, Radio or Electronics Repair (No Outside Storage) |
| Lime | Tire re-treading |
| Machine Sheds | Transmission Lines |
| Manufacture of Agricultural tools, equipments and small machinery. | Truck Stop & Washing or Freight Terminal |
| Manufacture of Industrial tools, equipment and machinery. | Utensils made of clay and china clay/sanitary wares (ceramics) |
| Manufacturing of wooden vessel | Utility Lines |
| Match Factory | Water Pump / Reservoir |
| Meat and Poultry (Packing & Processing) | Water Purification Plant |
| Metal utensils/spoons etc | Weaving and handloom. |
| Mosque, Place Of Worship | Wood Products |
| Motor vehicles repairing works | Wood treatment |
| Newspaper Stand | Wood/iron/aluminum Furniture production |
| Packaging Industries | Woodlot |
| Perfumes, cosmetics | |

Landuse Conditionally Permitted

Following uses will be permitted or denied in this zone after review and approval by the authority/committee following appropriate procedure.

Table-8: Landuse Conditionally Permitted for General Industrial Zone

| Conditional | |
|--|--|
| Amusement and Recreation (Indoors) | Lithographic or Print Shop |
| Appliance Store | Manufacturing of Artificial flower |
| Assembling and manufacturing of clocks and watches | Medical and surgical instrument production |
| Assembling and manufacturing of electrical and Electronic home products etc. | Motor Vehicle Fuelling Station / Gas Station |
| Assembling and manufacturing of toys (except plastic items) | Motorcycle Sales Outlet |
| Assembling of motorcycles, bicycles and toy cycles | Musical instruments |
| Assembling of scientific and mathematical instruments | Outdoor Fruit and Vegetable Markets |
| Assembling of telephones | Outside Bulk Storage |
| Bamboo and cane goods | Overhead Water Storage Tanks |
| Book-binding | Painting and Wallpaper Sales |
| Candle Production | Paints and Varnishes |
| Carpet and mat production | Parking Lot |
| Cork items Production | Parking Lot (Commercial) |
| Cyber Café | Pen and ball-pen Factory |
| Daycare Center (Commercial or Nonprofit) | Photographic Lab (except ultra violet and infra red) |
| Doctor / Dentist Chamber | Plantation (Except Narcotic Plant) |
| Electrical and Electronic Equipment and Instruments Sales | Private Garages |
| Employee Housing | Production of artificial leather goods |
| Energy Installation | Re-packing of milk powder (excluding production) |
| Fast Food Establishment / Food Kiosk | Retail Shops Ancillary To Studio / Workshop |
| Garages | Rope and coir mat production |
| Gold ornaments Production | Sports goods (excluding plastic made items) |
| Grain & Feed Mills | Super Store |
| Incineration Facility | Tea packing (excluding processing) |
| Laundry | Washing Plant |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

e. Heavy Industrial Zone

Purpose and intent of Heavy Industrial Zone is to provide areas in appropriate locations where various heavy industrial operations will be run without creating hazards to surroundings. Areas are intended to accommodate manufacturing and fabricating establishments generally characterized as producing noise, vibration, heavy truck traffic, fumes, and other forms of pollution objectionable to adjacent areas characterize as Heavy Industrial Zone. Heavy industries are those industries listed as red industries in the DOE Industry Type list.

Purpose

- Purpose of this type of industrial zone is to segregate the heavy, noisy and vibrating industries as they cannot harm human living of the area.
- Encourage design and construction of industrial and commercial buildings that are energy efficient, functional and flexible.
- Ensure that development along major approach routes and major roads meets appropriate standards of urban design.

Landuse Permitted

Following uses in the table proposes to be applicable for this zone only.

Table-9: Landuse Permitted for Heavy Industrial Zone

| Permitted | |
|--|---|
| Acids and their salts (organic or inorganic) Industry | Non-iron Basic Metals Industry |
| Animal Glue | Ordnance Factory |
| Artificial Rubber Industry | Other Chemicals Industry |
| Asbestos Factory | Outside Bulk Storage |
| ATM Booth | Paper and Pulp Mill |
| Bank & Financial Institution | Pesticides, Fungicides and Herbicides Industry |
| Basic Industrial Chemicals Industry | Phosphorus and its Compounds/Derivatives Industry |
| Battery Industry | Photo Films, |
| Bicycle Assembly, Parts and Accessories | Photo papers and Photo Chemicals Industry |
| Bitumen Industry | Pipelines and Utility Lines |
| Board Mills | Plastic Raw Materials (PVC, PP/Iron, Polyester, etc.) Factory |
| Bus Passenger Shelter | Police Box/ Barrack |
| Carbon rod Industry | Power plant |
| Cement Industry | Public Transport Facility |
| Chemical dyes, Polish, Varnish, Enamel Paint Factory | Raw materials of Medicines and Basic Drugs Industry |
| Chemical Industry | Refractory |
| Chlorine, Fluorine, Bromine, Iodine and their Compounds/Derivatives Industry | Refrigerator/Air-conditioner/Air-cooler manufacturing |
| Communication Tower Within Permitted Height | Re-rolling Mill |
| Detergent Factory | Re-rolling Mill |
| Distillery | Road Network |
| Effluent Treatment Plant | Rodenticide Industry |
| Electroplating | Satellite Dish Antenna |
| Explosive Industry | Saw Mill |
| Fabric Dyeing and Chemical Processing Industry | Scrap industry |
| Fibre-glass Factory | Sewage Treatment Plant |
| Fire / Rescue Station | Shelter (Passers By) |
| Flood Control Structures | Ship Manufacturing |
| Formaldehyde Industry | Social Forestry |
| Fuel Oil Refinery | Sugar Mill |
| Grocery Store | Tannery |
| Heavy Engineering Workshop | Tire and Tubes |
| Heavy Repairing of Motor Vehicles | Tobacco Processing, Cigarette/Bidi Factory |
| Hospital | Transmission Line |
| Incineration Facility | Truck Stop & Washing |
| Industrial Estate | TSP Fertilizer Factory |

| Permitted | |
|---|--|
| Industrial Gas (Oxygen, Nitrogen & Carbon-dioxide) Industry | Urea Fertilizer Factory |
| Iron and Steel Mill | Utility Line |
| Jute Mill | Utility Line |
| Life Saving Drugs Industry | Various Products made from Petroleum and Coal Industry |
| Lumber and building supply | Waste Incinerator |
| Metallic Boat Manufacturing | Water Pump / Reservoir |
| Mosque, Place of Worship | Water Treatment Plant |
| Murat of Potash Manufacturing | Wooden Boat Manufacturing |
| Newspaper Stand | Woodlot |

Landuse Conditionally Permitted

Following uses will be permitted or denied in this zone after review and approval by the authority/committee following appropriate procedure.

Table-10: Landuse Conditionally Permitted for Heavy Industrial Zone

| Conditional | |
|--|--|
| Amusement and Recreation (Indoors) | Machine Shed |
| Cyber Café | Motor Vehicle Fuelling Station / Gas Station |
| Daycare Center (Commercial or Nonprofit) | Nitrogen Compounds (Cyanide, Cyanamid etc.) Industry |
| Doctor / Dentist Chamber | Parking Lot |
| Employee Housing | Parking Lot (Commercial) |
| Energy Installation | Plantation (Except Narcotic Plant) |
| Freight Transport Facility | Private Garage |
| Garages | Retail Shops Ancillary To Studio / Workshop |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

Mixed Use Zone

There are areas where mixture of uses can't be segregated. Those areas are declared as mixed use zone. An appropriate mix of land uses will be maintained in that type of zone. There are four types of mixed use zones. Each of them deserves unique characteristics.

f. Mixed Use Zone (Commercial + Industrial)

This area forms with industrial cum commercial area where there is prohibition of residential use of land. This zone supports entire area by providing industrial goods and services.

Purpose

Main purposes of this zone are:

- To preserve and promote viable industries that coexists with more commercially oriented uses.
- To meet the need for a mix of lower rent bulky goods retailing, specialized industrial, commercial and service activities alongside general industry.
- Encourage higher density residential development in locations with convenient access to transport corridors, commercial and employment Centers.
- Create an efficient and sustainable urban environment and provide for a diversity of living, working and recreation opportunities.
- Maintain and enhance environmental amenity and undertake development using best practice environmentally sustainable development principles.
- Encourage standard of urban design that consistent with selected major avenues, approach routes and other strategically located areas.
- Encourage activities particularly at street frontage level that contribute to an active public realm.

Landuse Permitted

Following uses in the table proposes to be applicable for this zone.

Table-11: Landuse Permitted for Mixed Use Zone (Commercial + Industrial)

| Permitted | |
|---|--|
| Accounting, Auditing or Bookkeeping Services | General Store |
| Agricultural Chemicals, Pesticides or Fertilizers Shop | Grocery Store |
| Agricultural Sales and Services | Home Furnishings |
| Agro-Based Industry (Rice Mill, Saw Mill, Cold Storage) | Mosque, Place of Worship |
| Antique Store | Motorcycle Sales Outlet |
| Appliance Store | Multi-Storey Car Park |
| Art Gallery, Art Studio / Workshop | Musical Instrument Sales or Repair |
| Artisan's Shop | Newspaper Stand |
| ATM Booth | Photocopying and Duplicating Services |
| Auto Leasing or Rental Office | Pipelines and Utility Lines |
| Auto Paint Shop | Preserved Fruits and Vegetables Facility / Cold Storage |
| Auto Parts and Accessory Sales (Indoors) | Project Identification Signs |
| Auto Repair Shop (With Garage) | Property Management Signs |
| Automobile Sales | Public Transport Facility |
| Automobile Wash | Public Utility Stations & Substations |
| Bakery or Confectionery Retail | Real Estate Office |
| Barber Shop | Refrigerator or Large Appliance Repair |
| Bicycle Shop | Research organization (Agriculture / Fisheries) |
| Billboards, Advertisements & Advertising Structure | Restaurant |
| Billiard Parlor / Pool Hall | Retail Shops / Facilities |
| Blacksmith | Rickshaw / Auto Rickshaw Stand |
| Boarding and Rooming House | Satellite Dish Antenna |
| Book or Stationery Store or Newsstand | Shelter (Passers By) |
| Broadcast Studio / Recording Studio (No Audience) | Social Forestry |
| Building Material Sales or Storage (Indoors) | Sporting Goods and Toys Sales |
| Bulk Fuel Sales Depot | Stone / Cut Stone Products Sales |
| Bulk Mail and Packaging | Storage & Warehousing |
| Bus Passenger Shelter | Television, Radio or Electronics Repair (No Outside Storage) |
| Cinema Hall | Toys and Hobby Goods Processing and Supplies |
| Commercial Recreational Buildings | Training Centre |
| Communication Service Facilities | Transmission Lines |
| Communication Tower Within Permitted Height | Truck Stop & Washing or Freight Terminal |
| Confectionery Shop | Utility Lines |
| Construction, Survey, Soil Testing Firms | Vehicle Sales & Service, Leasing or Rental |
| Courier Service | Warehousing |
| Doctor / Dentist Chamber | Water Pump / Reservoir |
| Firm Equipment Sales & Service | Wood Products |
| Fuel and Ice Dealers | Woodlot |
| Funeral Service | |

Landuse Conditionally Permitted

Following uses will be permitted or disallowed in this zone after review and approval by the authority/committee.

Table-12: Landuse Conditionally Permitted for Mixed Use Zone (Commercial + Industrial)

| Conditional | |
|--|--|
| Assembling and manufacturing of clocks and watches | Freight Handling, Storage & Distribution |
| Assembling and manufacturing of electrical and Electronic home products etc. | Freight Transport Facility |
| Assembling and manufacturing of electrical and Electronic home products etc. | Freight Transport Facility |
| Assembling and manufacturing of toys (except plastic | Gallery / Museum |

| | |
|---|--|
| items) | |
| Assembling of telephones | Garages |
| Auction Market | Government Office |
| Bank & Financial Institution | Grain & Feed Mills |
| Beauty and Body Service | Grocery Store |
| Bicycle Assembly, Parts and Accessories | Hotel or Motel |
| Blacksmith | Household Appliance and Furniture Repair Service |
| Bus Passenger Shelter | Household Appliance and Furniture Repair Service |
| Coffee Shop / Tea Stall | Machine Sheds |
| Communication Tower Within Permitted Height | Meat and Poultry (Packing & Processing) |
| Computer Maintenance and Repair | Meat and Poultry (Packing & Processing) |
| Computer Sales & Services | Optical Goods Sales |
| Concert Hall, Stage Shows | Outdoor Fruit and Vegetable Markets |
| Confectionery Shop | Outside Bulk Storage |
| Conference Center | Painting and Wallpaper Sales |
| Construction Company | Paints and Varnishes |
| Cottage | Plantation (Except Narcotic Plant) |
| Counseling Services | Police Box/ Barrack |
| Craft Workshop | Printing, Publishing and Distributing |
| Cyber Café | Project Office |
| Department Stores, Furniture & Variety Stores | Retail Shops Ancillary To Studio / Workshop |
| Drug Store or Pharmacy | Telephone Exchanges |
| Energy Installation | Television, Radio or Electronics Repair (No Outside Storage) |
| Fabric Store | Theater (Indoor) |
| Fast Food Establishment / Food Kiosk | Trade Shows |
| Fire / Rescue Station | Transmission Lines |
| Forest Products Sales | Truck Stop & Washing or Freight Terminal |

Restricted Use

Restrict all uses except permitted and conditionally permitted use.

g. Mixed use zone (Residential + Commercial)

Mixed use development means one or more lots developed as a cohesive project and designed with a blend of various compatible uses such as commercial, residential and industrial. Those landuse areas will contain residential and limited commercial activities such as small retail, general store, food kiosk, etc.

Purpose

Industrial uses within the Mixed Use zone will be restricted to those uses that have a minimal amenity impact on adjoining areas or surrounding residential use. Main purposes of this type of landuse classification are:

- Provide a mixed use development centre in conjunction with the development plan for the overall development, and to provide for high-density residential development, and to identify, reinforce, strengthen and promote urban design concepts and linkages with the existing central activity areas so that the pressure on vacant land will be minimized.
- The aim is to develop a zone, scaling retail development in a mixed use centre by densification of appropriate commercial and residential development ensuring a mix of commercial, recreational, community, educational, civic, cultural, leisure, residential uses, urban streets and urban open spaces, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike.
- Provide a range of commercial and service activities at a scale that will protect the planned hierarchy of commercial centres and the Territory's preferred locations for office development.

Landuse Permitted

Following uses in the table are proposed to be applicable for this zone.

Table-13: Landuse Permitted for Mixed use zone (Residential + Commercial)

| Permitted | |
|--|--|
| Accounting, Auditing or Bookkeeping Services | Employee Housing |
| Addiction Treatment Center | Fabric Store |
| Agricultural Sales and Services | Fast Food Establishment / Food Kiosk |
| Antique Store | Funeral Services |
| Apartments | General Store |
| Appliance Store | Grocery Store |
| Art Gallery, Art Studio / Workshop | Guest House |
| Artisan's Shop | Hospital |
| Assisted Living or Elderly Home | Housing Projects |
| ATM Booth | Individual Housing |
| Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention | Jewelry and Silverware Sales |
| Auto Leasing or Rental Office | Landscape and Horticultural Services |
| Automobile Driving Academy | Mosque, Place of Worship |
| Automobile Wash | Newspaper Stand |
| Bakery or Confectionery Retail | Nursery School |
| Bank & Financial Institution | Photocopying and Duplicating Services |
| Barber Shop | Pipelines and Utility Lines |
| Bicycle Shop | Primary School |
| Billboards, Advertisements & Advertising Structure | Project Identification Signs |
| Billiard Parlor / Pool Hall | Property Management Signs |
| Blacksmith | Public Transport Facility |
| Boarding and Rooming House | Resort |
| Book or Stationery Store or Newsstand | Rickshaw / Auto Rickshaw Stand |
| Bus Passenger Shelter | Satellite Dish Antenna |
| Child Daycare / Preschool | Shelter (Passers By) |
| Children's Park | Shoe Repair or Shoeshine Shop (Small) |
| Cleaning / Laundry Shop | Slaughter House |
| Commercial Recreational Buildings | Social Forestry |
| Communication Service Facilities | Social organization |
| Communication Tower Within Permitted Height | Software Development |
| Community Center | Special Dwelling |
| Condominium or Apartment | Toys and Hobby Goods Processing and Supplies |
| Confectionery Shop | Training Centre |
| Correctional Institution | Transmission Lines |
| Courier Service | Utility Lines |
| Cyber Café | Vehicle Sales & Service, Leasing or Rental |
| Daycare Center (Commercial or Nonprofit) | Warehousing |
| Doctor / Dentist Chamber | Water Pump / Reservoir |
| Dormitory | Woodlot |

Landuse Conditionally Permitted

Following uses will be permitted or disallowed in this zone after review and approval by the authority/committee.

Table-13: Landuse Conditionally Permitted for Mixed use zone (Residential + Commercial)

| Conditional | |
|--|--|
| Agricultural Chemicals, Pesticides or Fertilizers Shop | Graveyard / Cemetery |
| Amusement and Recreation (Indoors) | Health Office, Dental Laboratory, Clinic or Lab |
| Beauty and Body Service | Hotel or Motel |
| Broadcast Studio / Recording Studio (No Audience) | Household Appliance and Furniture Repair Service |
| Building Maintenance / Cleaning Services, No Outside Storage | Indoor Amusement Centers, Game Arcades |
| Building Material Sales or Storage (Indoors) | Indoor Theatre |
| Coffee Shop / Tea Stall | Lithographic or Print Shop |
| Commercial Office | Market (Bazar) |
| Computer Maintenance and Repair | Musical Instrument Sales or Repair |
| Computer Sales & Services | Optical Goods Sales |
| Concert Hall, Stage Shows | Outdoor Café |

| Conditional | |
|---|--|
| Conference Center | Outdoor Fruit and Vegetable Markets |
| Construction Company | Painting and Wallpaper Sales |
| Construction, Survey, Soil Testing Firms | Paints and Varnishes |
| Cottage | Patio Homes |
| Counseling Services | Photofinishing Laboratory & Studio |
| Craft Workshop | Plantation |
| Crematorium | Poultry |
| Cultural Exhibits and Libraries | Printing, Publishing and Distributing |
| Department Stores, Furniture & Variety Stores | Project Office |
| Drug Store or Pharmacy | Psychiatric Hospital |
| Energy Installation | Radio / Television or T&T Station With Transmitter Tower |
| Fitness Centre | Refrigerator or Large Appliance Repair |
| Flowers, Nursery Stock and Florist Supplies | Restaurant |
| Freight Handling, Storage & Distribution | Retail Shops / Facilities |
| Freight Transport Facility | Retail Shops Ancillary To Studio / Workshop |
| Gaming Clubs | Sporting Goods and Toys Sales |
| Garages | Sports and Recreation Club, Firing Range: Indoor |
| Garden Center or Retail Nursery | Telephone Exchanges |
| Government Office | Television, Radio or Electronics Repair (No Outside Storage) |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

h. Mixed Use Zone (Residential + Commercial + Industrial)

The Residential + Commercial + Industrial zone is intended to achieve cohabitation of uses, while ensuring that negative impacts on residents are minimized. The spaces created in this zone are intended to encourage a diminished need for motorized travel and shall possess characteristics of all of the three - Residential, Commercial and Industrial.

Purpose

Main purpose of this zone is to support diversification and expansion of the area's industrial base and employment growth as well as to facilitate investment in a wide range of industrial and related activities, with efficient land utilization and provision of infrastructure. To make provision for small-scale services that support surrounding industrial activities, or which meet the needs of the local workforce is a primary aim of this type of landuse. Provide convenient access for the area and regional residents to industrial goods, services and employment opportunities, too, is an important purpose of this zone.

Landuse Permitted

Following uses in the table proposes to be applicable for this zone.

Table-14: Landuse Permitted for Mixed Use Zone (Residential + Commercial + Industrial)

| Permitted | |
|--|---------------------------------------|
| Accounting, Auditing or Bookkeeping Services | Fire / Rescue Station |
| Antique Store | General Store |
| Appliance Store | Grocery Store |
| ATM Booth | Guest House |
| Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention | Hospital |
| Auto Leasing or Rental Office | Landscape and Horticultural Services |
| Auto Paint Shop | Mosque, Place of Worship |
| Auto Parts and Accessory Sales (Indoors) | Newspaper Stand |
| Auto Repair Shop (With Garage) | Nursery School |
| Automobile Driving Academy | Photocopying and Duplicating Services |
| Automobile Sales | Pipelines and Utility Lines |
| Automobile Wash | Police Box/ Barrack |
| Bakery or Confectionery Retail | Primary School |

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| Permitted | |
|--|--|
| Bank & Financial Institution | Project Identification Signs |
| Barber Shop | Property Management Signs |
| Bicycle Assembly, Parts and Accessories | Public Transport Facility |
| Bicycle Shop | Rickshaw / Auto Rickshaw Stand |
| Billboards, Advertisements & Advertising Structure | Satellite Dish Antenna |
| Billiard Parlor / Pool Hall | Service Garage |
| Blacksmith | Service Stations, Full Service (With Minor Repair) |
| Boarding and Rooming House | Sewage Treatment Plant |
| Book or Stationery Store or Newsstand | Shelter (Passers By) |
| Bulk Mail and Packaging | Shoe Repair or Shoeshine Shop (Small) |
| Bus Passenger Shelter | Social Forestry |
| Children's Park | Social organization |
| Cleaning / Laundry Shop | Solid Waste Recycling Plant |
| Commercial Recreational Buildings | Special Dwelling |
| Communication Service Facilities | Transmission Lines |
| Communication Tower Within Permitted Height | Utility Lines |
| Confectionery Shop | Water Pump / Reservoir |
| Construction, Survey, Soil Testing Firms | Woodlot |
| Courier Service | |

Landuse Conditionally Permitted

Following uses will be permitted or denied in this zone after review and approval by the authority/committee.

Table-15: Landuse Conditionally Permitted for Mixed Use Zone (Residential + Commercial + Industrial)

| Conditional | |
|--|--|
| Agricultural Chemicals, Pesticides or Fertilizers Shop | Gaming Clubs |
| Amusement and Recreation (Indoors) | Garages |
| Auction Market | Garden Center or Retail Nursery |
| Beauty and Body Service | Government Office |
| Building Maintenance / Cleaning Services, No Outside Storage | Grain & Feed Mills |
| Building Material Sales or Storage (Indoors) | Health Office, Dental Laboratory, Clinic or Lab |
| Bulk Fuel Sales Depot | Hotel or Motel |
| Coffee Shop / Tea Stall | Household Appliance and Furniture Repair Service |
| Computer Maintenance and Repair | Incineration Facility |
| Computer Sales & Services | Indoor Theatre |
| Concert Hall, Stage Shows | Jewelry and Silverware Sales |
| Condominium or Apartment | Lithographic or Print Shop |
| Conference Center | Market (Bazar) |
| Construction Company | Musical Instrument Sales or Repair |
| Correctional Institution | Outdoor Fruit and Vegetable Markets |
| Counseling Services | Painting and Wallpaper Sales |
| Craft Workshop | Paints and Varnishes |
| Cyber Café | Pet Store |
| Daycare Center (Commercial or Nonprofit) | Photofinishing Laboratory & Studio |
| Department Stores, Furniture & Variety Stores | Plantation |
| Drug Store or Pharmacy | Project Office |
| Employee Housing | Psychiatric Hospital |
| Energy Installation | Refrigerator or Large Appliance Repair |
| Fabric Store | Restaurant |
| Fast Food Establishment / Food Kiosk | Retail Shops / Facilities |
| Firm Equipment Sales & Service | Retail Shops Ancillary To Studio / Workshop |
| Fitness Centre | Sporting Goods and Toys Sales |
| Flowers, Nursery Stock and Florist Supplies | Sports and Recreation Club, Firing Range: Indoor |
| Forest Products Sales | Telephone Exchanges |
| Freight Transport Facility | Television, Radio or Electronics Repair (No Outside Storage) |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

i. Mixed Use Zone (Residential + Industrial)

The areas with the mix of residence and industry will make up the Residential + Industrial zone that will create an industrial urban environment to strengthen the industrial base of the area.

Purpose

Main purpose of this zone is to provide an industrial area supported by worker's housing, additional civic amenities, utilities and services. This zone will composed of some light industries declared as green categories of industries by Department of Environment (DoE) with some additional facilities like appliance store; bakery or confectionery shop; bank & financial institution; barber shop; book or stationery store or newsstand; caretaker dwelling; child day-care or preschool; cleaning or laundry shop; communication service facilities, cyber café; addiction treatment centre, etc.

Landuse Permitted

Following uses in the table proposes to be applicable for this zone.

Table-16: Landuse Permitted for Mixed Use Zone (Residential + Industrial)

| Permitted | |
|--|--|
| Addiction Treatment Center | Fire / Rescue Station |
| Appliance Store | General Store |
| Art Gallery, Art Studio / Workshop | Grocery Store |
| Assisted Living or Elderly Home | Newspaper Stand |
| ATM Booth | Nursery School |
| Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention | Photocopying and Duplicating Services |
| Auto Leasing or Rental Office | Pipelines and Utility Lines |
| Bank & Financial Institution | Police Box / Barrack |
| Barber Shop | Project Identification Signs |
| Bicycle Assembly, Parts and Accessories | Property Management Signs |
| Bicycle Shop | Public Transport Facility |
| Billiard Parlor / Pool Hall | Rickshaw / Auto Rickshaw Stand |
| Blacksmith | Satellite Dish Antenna |
| Book or Stationery Store or Newsstand | Service Garage |
| Broadcast Studio / Recording Studio (No Audience) | Service Stations, Full Service (With Minor Repair) |
| Bulk Fuel Sales Depot | Shelter (Passers By) |
| Bus Passenger Shelter | Shoe Repair or Shoeshine Shop (Small) |
| Child Daycare / Preschool | Social Forestry |
| Children's Park | Social organization |
| Cleaning / Laundry Shop | Special Dwelling |
| Commercial Recreational Buildings | Training Centre |
| Communication Service Facilities | Transmission Lines |
| Communication Tower Within Permitted Height | Utility Lines |
| Condominium or Apartment | Water Pump / Reservoir |
| Confectionery Shop | Woodlot |
| Cyber Café | |

Landuse Conditionally Permitted

Following uses will be permitted or denied in this zone after review and approval by the authority/committee.

Table-17: Landuse Conditionally Permitted for Mixed Use Zone (Residential + Industrial)

| Conditional | |
|--|--|
| Amusement and Recreation (Indoors) | Hotel or Motel |
| Beauty and Body Service | Household Appliance and Furniture Repair Service |
| Building Maintenance / Cleaning Services, No Outside Storage | Incineration Facility |

| | |
|---|--|
| Building Material Sales or Storage (Indoors) | Lithographic or Print Shop |
| Coffee Shop / Tea Stall | Market (Bazar) |
| Computer Maintenance and Repair | Musical Instrument Sales or Repair |
| Computer Sales & Services | Outdoor Fruit and Vegetable Markets |
| Concert Hall, Stage Shows | Overhead Water Storage Tanks |
| Conference Center | Painting and Wallpaper Sales |
| Daycare Center (Commercial or Nonprofit) | Plantation |
| Department Stores, Furniture & Variety Stores | Psychiatric Hospital |
| Drug Store or Pharmacy | Refrigerator or Large Appliance Repair |
| Employee Housing | Restaurant |
| Energy Installation | Retail Shops / Facilities |
| Fast Food Establishment / Food Kiosk | Retail Shops Ancillary To Studio / Workshop |
| Firm Equipment Sales & Service | Sporting Goods and Toys Sales |
| Flowers, Nursery Stock and Florist Supplies | Sports and Recreation Club, Firing Range: Indoor |
| Forest Products Sales | Telephone Exchanges |
| Freight Transport Facility | Television, Radio or Electronics Repair (No Outside Storage) |
| Garages | |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

j. Institutional Zone

Institutional Zone designs to provide some institutional boundaries. These will help improving the socio-economic condition of the area by enhancing educational status.

Purpose

Purpose of this zone is mainly to provide locations for institutional uses such as libraries, public and private schools, colleges or Universities as well as to provide some housing opportunities for the students, teachers, employees and their families. This zone will ensure the site requirements especially for drainage and amenities, including vehicle, pedestrian, bicycle circulation and parking, landscaping, usable open space, lighting, public areas, utilities, and other necessary and desirable elements. Finally, Institutional Zone focuses on the academic use for the advancement of education and intellectual endeavours of the area.

Landuse Permitted

Following uses in the table proposes to be applicable for this zone.

Table-18: Landuse Permitted for Institutional Zone

| Permitted | |
|--|--|
| Addiction Treatment Center | Newspaper Stand |
| Art Gallery, Art Studio / Workshop | Nursery School |
| ATM Booth | Outdoor Religious Events |
| Automobile Driving Academy | Photocopying and Duplicating Services |
| Billboards, Advertisements & Advertising Structure | Post Office |
| Bus Passenger Shelter | Primary School |
| Child Daycare / Preschool | Professional Office |
| College, University, Technical Institute | Project Identification Signs |
| Communication Service Facilities | Property Management Signs |
| Communication Tower Within Permitted Height | Public Transport Facility |
| Confectionery Shop | Satellite Dish Antenna |
| Conference Center | School (Retarded) |
| Correctional Institution | Scientific Research Establishment |
| Cultural Exhibits and Libraries | Shelter (Passers by) |
| Cyber Café | Social Forestry |
| Dormitory | Specialized School: Dance, Art, Music & Others |
| Freight Transport Facility | Training Centre |
| General Store | Transmission Lines |
| Grocery Store | Utility Lines |

| | |
|----------------------------|--|
| High School | Veterinary School / College and Hospital |
| Hospital | Vocational, Business, Secretarial School |
| Lithographic or Print Shop | Water Pump / Reservoir |
| Mosque, Place of Worship | Woodlot |
| Multi-Storey Car Park | |

Landuse Conditionally Permitted

Following uses will be permitted or denied in this zone after review and approval by the authority/committee.

Table-19: Landuse Conditionally Permitted for Institutional Zone

| Conditional | |
|---|-------------------------------|
| Auditorium, Coliseum, Meeting Hall, Conference Facilities, Convention | Gallery / Museum |
| Bank & Financial Institution | Garages |
| Barber Shop | Indoor Theatre |
| Boarding and Rooming House | orphanage |
| Coffee Shop / Tea Stall | Outdoor Café |
| Counseling Service | Parking Lot |
| Courier Service | Pipelines and Utility Lines |
| Daycare Center (Commercial or Nonprofit) | Plantation |
| Doctor / Dentist Chamber | Postal Facilities |
| Drug Store or Pharmacy | Psychiatric Hospital |
| Fast Food Establishment / Food Kiosk | Stationery Store or Newsstand |
| Flowers, Nursery Stock and Florist Supplies | |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

k. Administrative Zone

Administrative zone provides some space for agglomeration of administrative structures to make a convenient communication among them. Here, all of the important government or non-government structures will be placed.

Purpose

Main purpose of this zone is to agglomerate the administrative structures within a certain boundary for convenience of people.

Landuse Permitted

Following uses in the table proposes to be applicable for this zone.

Table-20: Landuse Permitted for Administrative Zone

| Permitted | |
|--|---------------------------------------|
| Accounting, Auditing or Bookkeeping Services | Newspaper Stand |
| ATM Booth | Outdoor Religious Events |
| Bus Passenger Shelter | Photocopying and Duplicating Services |
| Civic Administration | Post Office |
| Communication Service Facilities | Professional Office |
| Communication Tower within Permitted Height | Project Office |
| Confectionery Shop | Public Transport Facility |
| Construction, Survey, Soil Testing Firms | Satellite Dish Antenna |
| Cultural Exhibits and Libraries | Scientific Research Establishment |
| Cyber Café | Shelter (Passers By) |
| Emergency Shelter | Social Forestry |
| Freight Transport Facility | Training Centre |
| General Store | Transmission Lines |
| Government Office | Utility Lines |
| Grocery Store | Water Pump / Reservoir |

| | |
|-----------------------|---------|
| Guest House | Woodlot |
| Multi-Storey Car Park | |

Landuse Conditionally Permitted

Following uses will be permitted or denied in this zone after review and approval by the authority/committee.

Table-21: Landuse Conditionally Permitted for Administrative Zone

| Conditional | |
|--|---|
| Amusement and Recreation (Indoors) | Flowers, Nursery Stock and Florist Supplies |
| Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention | Freight Handling, Storage & Distribution |
| Bank & Financial Institution | Freight Yard |
| Boarding and Rooming House | Gallery / Museum |
| Book or Stationery Store or Newsstand | Garages |
| Coffee Shop / Tea Stall | Lithographic or Print Shop |
| Conference Center | Mosque, Place of Worship |
| Courier Service | Outdoor Café |
| Daycare Center (Commercial or Nonprofit) | Parking Lot |
| Detention Facilities | Parking Lot (Commercial) |
| Doctor / Dentist Chamber | Pipelines and Utility Lines |
| Energy Installation | Plantation (Except Narcotic Plant) |
| Fast Food Establishment / Food Kiosk | Police Box/ Barrack |
| Fire / Rescue Station | Postal Facilities |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

I. Agricultural Zone

Agricultural Zone is the zone of 'food production' where agriculture production encourages predominantly. Here, any type of agricultural activity such as crop production; aquaculture, etc. considers predominant and will be permitted to ensure food security. The Agricultural zone is intended to prevent scattered and indiscriminate urban development.

Purpose

- Protect agriculture land from physical development that would restrict use, and provide development of existing established uses. Prevent the development of premature urban growth on un-serviced or unsuitable agricultural land.
- The zone intended to maintain agricultural use of those areas best suited to farming activity, and, recognize that prime farm land is a non-renewable resource, protect and preserve such land for agricultural use. The intent is to provide for an environment of predominantly agricultural activity, wherein residential development is clearly an accessory and ancillary use to a farming operation.
- Conserve agricultural land and encourage long term viability of agricultural operations and support agricultural industry.

Landuse Permitted

Following uses in the table proposes to be applicable for this zone.

Table-22: Landuse Permitted for Agricultural Zone

| Permitted | |
|--|---|
| Animal Shelter | Irrigation Facilities (Irrigation Canal, Culvert, Flood Wall etc) |
| Aquaculture | Shallow Tubewell |
| Aquatic Recreation Facility (No Structure) | Social Forestry |
| Arboriculture | Static Transformer Stations |
| Cash Crop Cultivation | Temporary Structure (Agricultural) |
| Dairy Farming | Transmission Lines |
| Deep Tubewell | Tree Plantation (Except Narcotic Plant) |
| Duckery | Utility Lines |

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| | | |
|------------------------|--|-----------------------|
| Food Grain Cultivation | | Vegetable Cultivation |
| Horticulture | | Woodlot |

Landuse Conditionally Permitted

Following uses will be permitted or disallowed in this zone after review and approval by the authority/committee considering appropriate procedure subject to compliance of the condition mentioned in the requirement by the applicant.

Table-23: Landuse Conditionally Permitted for Agricultural Zone

| Conditional | | |
|---|--|----------------------|
| Communication Tower Within Permitted Height | | Graveyard / Cemetery |
| Crematorium | | Irrigation canal |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

m. Flood Flow Zone

An area over which the flow of floodwater during monsoon passes is termed as flood flow zone.

Purpose

Intent of the Flood Flow Zone is to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to overflow of water. Additionally, this zone is intended to maintain the sound use and development of flood-prone areas and to restrict potential home buyers by notifying that property is in a flood area. The provisions of this zone is intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, sewer lines, street and bridges located in the floodplain, prolonged business interruptions; minimize expenditures of public money for costly flood control projects and rescue and relief efforts associated with flooding.

Landuse Permitted

In the zone, uses will permit by the Authority are:

Table-24: Landuse Permitted for Flood Flow Zone

| Permitted | | |
|---|--|------------------------------------|
| Aquatic Recreation Facility (Without Structure) | | Plantation (Except Narcotic Plant) |
| Dry Season Play Field | | Static Transformer Stations |
| Marina / Boating Facility | | Transmission Lines |
| Pipelines and Utility Lines | | Utility Lines |

Landuse Conditionally Permitted

Following uses will be permitted or disallowed in this zone after review and approval by the authority/committee.

Table-25: Landuse Conditionally Permitted for Flood Flow Zone

| Conditional | | |
|---|--|---|
| Communication Tower Within Permitted Height | | Poultry |
| Pisciculture (No structure) | | Agriculture on high land (once in a year) |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

n. Open Space

Primary uses in this area include playground, park, outdoor activities, sports center, sports pitches, outdoor recreation and landscaped areas. High standards of accessibility are essential in this zone. Accessibility standard is related to the use of that particular open space. For example, local amenity

areas and playgrounds may require emphasis on access for pedestrians and cyclists. Sports Center serves a wider catchment area require accessibility by public transport and car users.

Purpose

Provide passive recreational activity and protect bountiful natural resources as well as to protect the natural and aesthetic qualities of the area for the general welfare of the community. The purpose of this zone is:

- Protect and improve the provision, attractiveness, accessibility and amenity value of public open space and amenity areas.
- Protect and improve the provision, attractiveness and accessibility of public open space intended for use of recreational or amenity purposes. Only development that is incidental to, or contributes to the enjoyment of open space, amenity or recreational facilities will be permitted within this zone.
- Preserve and provide open space and recreational amenities. The zone objective seeks to provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encourage by the Planning Authority.

Landuse Permitted

Following uses in the table proposes to be applicable for this zone.

Table-26: Landuse Permitted for Open Space

| Permitted | |
|--|-----------------------|
| Botanical Garden & Arboretum | Playfield |
| Bus Passenger Shelter | Social Forestry |
| Carnivals and Fairs | Special Function Tent |
| Circus | Tennis Club |
| Landscape and Horticultural Services | Transmission Lines |
| Memorial Structure | Urban-Nature Reserve |
| Open Theater | Utility Lines |
| Park and Recreation Facilities (General) | Woodlot |
| Pipelines and Utility Lines | Zoo |
| Plantation (Except Narcotic Plant) | Stadium |

Landuse Conditionally Permitted

Following uses will be permitted or denied in this zone after review and approval by the authority/committee.

Table-27: Landuse Conditionally Permitted for Open Space

| Conditional | |
|---|----------------------|
| Communication Tower Within Permitted Height | Motorized Recreation |
| Fitness Centre | Trade Shows |
| Flowers, Nursery Stock and Florist Supplies | Animal Hat |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

O. Overlay Zone

The uses not compatible to the surrounding land uses but will not be removed called overlay sites and the sites compose the Overlay Zone.

Purpose

There are some important purposes of overlay zone. Actually, this is not zone; only site. The locally, regionally or nationally important things or uses not conform to surrounding land uses will remain unchanged called Overlay Zone. No other use except the use of overlay site is permitted in this zone.

No scope for permitting or conditionally permitting the functions or uses as the zone itself is an overlay. Present and proposed use of the zone will continue until the next zoning regulation imposes on those specific parcels of land.

There are a variety of overlay zones within the Paurashava. Some of the important types of overlay and their purpose are listed below:

- **Historic Preservation Overlay Site**

The places deserve historical importance as fort or historic building not be demolished and these will remain as Historic Preservation Overlay Site. Recognizing the area's unique character and promoting conservation and preservation of the area's historic resources and properties, to maintain, preserve, protect and enhance the architectural excellence, cultural significance, economic vitality, visual quality and historic importance of the area.

Purpose

Purpose of this zone is to provide for protection against destruction or encroachment upon historic areas, buildings, monuments or other features or buildings and structures of recognized architectural significance which contributes to the cultural, social, economic, political, artistic or architectural heritage. The Zone designs to protect designated landmarks and other historic or architectural features and their surroundings within a reasonable distance from destruction, damage, defacement and obviously incongruous development or uses of land. It also designs to ensure that buildings, structures or signs shall be erected, reconstructed, altered or restored so as to be architecturally compatible with the historic landmark buildings or structures within the Zone.

- **Environmental Protection Overlay Site**

To preserve, protect and manage the area's natural resources including streams and other water bodies, wetlands, woodlands, and wildlife habitats, development in some areas will be precluded. These will be treated as Environmental Protection Overlay Site.

Purpose

Purpose of this zone is to protect the areas of environmentally sensitive, wetlands, marshes, rivers, creeks, and other natural resources critical to the ecosystems they support for the future generation. Due to the fragile nature of those resources, development standards for this zone generally shows more rigid than elsewhere in the area, require closer attention to the environment, and mitigation of land disturbing activity which will negatively impact on such resources.

- **Graveyard Overlay Site**

Existing graveyard treats as Graveyard Overlay Site where there will restrictions to build it other way.

Purpose

To safeguard future provision; such provision will be important in maintaining viable and stable communities and will necessary to provide for this use in line with the pace of development, as required.

- **Sports and Recreation Overlay Site**

Some open spaces and water bodies demarcate as Sports and Recreation Overlay Site to safeguard the future need of the people. Here no establishment will be permitted except sports and recreation.

Purpose

To provide for, protect and improve the provision, attractiveness, accessibility and amenity value of sporting and recreational facilities, this zone will preserve. Only development is incidental to, or contributes to the enjoyment of recreation or leisure will be permitted within this zone, and development that enhances the amenity value of such areas will be encouraged. The development of such uses will regard to the requirements in the area and needs of changing communities, as well as the quality of landscaping, usability and accessibility of areas and facilities. The Council will encourage the provision for a variety of sporting and recreation activities as required.

• **Special Use Overlay Site**

There are some areas that uses for special purposes and termed as Special Use Overlay Site. Special Temporary Events like Carnivals, Fairs, Hats, etc. will be permitted in this zone.

Purpose

Purpose for declaring this zone is to demarcate those areas from non-conforming use as well as people can get some additional benefit from those areas for the upcoming future.

p. Rural Settlement Zone

Rural Settlement Zone means the island like isolated clusters of rural homestead preserve country’s traditional agrarian community beside agricultural zone from indiscriminate and insane conversion into urban use so as to safeguard food security; preserve appropriate opening in between mounds essential to allow uninterrupted flow of perennial flood water and safeguard our complex hydrological system. Intent of this classification is to preserve, sustain, and protect rural areas and resources, particularly forest and agriculture from suburban encroachment and maintain a balanced rural-urban environment.

Purpose

Purpose of this zone is to protect the natural environment; promote appropriate compact development and promote creative development that provide a range of housing styles and prices suit for the needs of local people.

- Protect natural environment,
- Develop economically viable by concentrating the activities,
- Develop in an orderly manner that preserves rural character of the area by guiding higher density residential and commercial development according to compatible and supportive land uses, available infrastructure, and other facilities and services.

Rural Homestead Area

Rural homestead is the area that contains traditional rural character. Mostly, houses that compatible to this character, namely farmhouse, single or multifamily house focuses in this area. The construction will be maximum two-storied so as to maintain the rural nature.

Purpose

Isolated Rural Homestead will preserve the rural and traditional Character of the area. Isolated Rural Homestead will be composed of dwelling, small shop, some special uses and pure landscaping elements. Cluster uses compatible with and complementary to existing facilities, particularly with regard to food processing and warehousing and the markets, including some small scale food retailing will be permitted.

Landuse Permitted

Following uses in the table proposes to be applicable for this zone.

Table-28: Landuse Permitted for Rural Homestead Area

| Permitted | |
|---|---|
| Agricultural Dwellings | NGO / CBO Facilities |
| Animal Husbandry | Nursery School |
| Animal Shelter | orphanage |
| Child Daycare / Preschool | Outdoor Religious Events (Eidgah) |
| Communication Tower Within Permitted Height | Plantation (Except Narcotic Plant) |
| Cottage | Playfield |
| Crematorium | Primary School |
| Dairy Farming | Satellite Dish Antenna |
| General Store | Social Forestry |
| Graveyard / Cemetery | Special Dwelling (E.G. Dorm For Physically Challenged Etc.) |
| Grocery Store | Specialized School: Dance, Art, Music, Physically Challenged & Others |
| Handloom (Cottage Industry) | Static Electrical Sub Station |

| Permitted | |
|---------------------------------|-----------------------|
| Housing For Seasonal Firm Labor | Temporary Shed / Tent |
| Memorial Structure | Transmission Lines |
| Mosque, Place of Worship | Utility Lines |
| Newspaper Stand | Woodlot |

Landuse Conditionally Permitted

Following uses will be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure while the application meets the criteria mentioned in the requirement.

Table-29: Landuse Conditionally Permitted for Rural Homestead Area

| Conditional | |
|---|--|
| Artisan's workshop (Potter, Blacksmith, Goldsmith Etc.) | Garden Center or Retail Nursery |
| Emergency Shelter | Research organization (Agriculture / Fisheries) |
| Energy Installation | Sports and Recreation Club, Firing Range: Indoor |
| Fish Hatchery | Irrigation canal |

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

Growth Centre

According to the location theorists, "such settlements which are nuclei or central to their influence area called growth centre". In context of Bangladesh, growth Centre identifies as rural market place on the basis of socio-economic and administrative criteria for making development investment notified by the Planning Commission. About 8,000 rural market places are in Bangladesh popularly known 'hat' or 'bazar'. Realizing their importance in the rural sector, the government felt need to upgrade them with some infrastructure facilities in order to enhance efficiency. The growth centre contains substantial characteristics as follows:

- It incorporates a mix of uses typically include: retail, office, service, commercial, civic, recreational, industrial and residential uses, within a densely developed / compact area.
- It incorporates existing or planned public spaces that promote social interaction, such as Public Park, civic buildings (e.g., post office, Paurashava office), community garden, and other formal and informal gathering places.
- It organizes around one or more central places or focal points, such as prominent buildings of civic, cultural, or spiritual significance or a square.
- It results in compact concentrated areas of land development serves by existing or planned infrastructure and separates by rural countryside or working landscape.

Rural commercial centre forms important feature for sustainable rural economy. In growth centre, people find their necessary service activity in an easy accessible distance apart from the urban area. In this sense the permitted uses for growth centre are as follows.

Table-30: Landuse Permitted in Growth Center

| Permitted | |
|---|--|
| Accounting, Auditing or Bookkeeping Services | Garages |
| Addiction Treatment Center | Garden Center or Retail Nursery |
| Agricultural Chemicals, Pesticides or Fertilizers Shop | General Store |
| Agricultural Dwellings | Grain & Feed Mills |
| Agricultural Product Sales | Grocery Store |
| Agro-Based Industry (Rice Mill, Saw Mill, Cold Storage) | High School |
| Agro-Based Industry (Rice Mill, Saw Mill, Feed mill) | Household Appliance and Furniture Repair Service |
| Ambulance Service | Housing For Seasonal Firm Labor |
| Amusement and Recreation (Indoors) | Indoor Amusement Centers |
| Ancillary Dwelling | Indoor Theatre |
| Animal Husbandry | Jewelry and Silverware Sales |
| Antique Store | Katcha Bazar |

| Permitted | |
|--|---|
| Appliance Store | Loom (Cottage Industry) |
| Auction Market | Mosque, Place of Worship |
| Auto Repair Shop (With Garage) | Motel |
| Bank & Financial Office | Newspaper Stand |
| Barber Shop | NGO \ CBO Office |
| Barber Shop | Nursery School |
| Billboards, Advertisements & Advertising Structure | Open Theater |
| Blacksmith | Optical Goods Sales |
| Boarding and Rooming House | Orphanage |
| Book or Stationery Store or Newsstand | Outdoor Fruit and Vegetable Markets |
| Bus Passenger Shelter | Outdoor Religious Facility (Eidgah) |
| Cinema Hall | Paints and Varnishes Shop |
| Cleaning \ Laundry Shop | Photo Studio |
| Coffee Shop \ Tea Stall | Photocopying and Duplicating Services |
| Cold Storage | Postal Facilities |
| College \ Technical Training School \ Centers \ Agro Based Trading | Primary School |
| Communication Service Facilities | Public Utility Stations & Substations |
| Communication Tower Within Permitted Height | Research organization (Agriculture \ Fisheries) |
| Community Center | Restaurant |
| Computer Maintenance and Repair | Retail Shops \ Facilities |
| Computer Sales & Services | Rickshaw \ Auto Rickshaw Stand |
| Confectionery | Satellite Dish Antenna |
| Courier Service | Sawmill |
| Craft Workshop | Shoe Repair or Shoeshine Shop (Small) |
| Cyber Café | Signboard \ Billboard |
| Dairy Farming | Slaughter House |
| Daycare Center (Commercial or Nonprofit) | Small Workshop |
| Department Stores | Social Forestry |
| Doctor \ Dentist Chamber | Specialized School: Dance, Art, Music & Others |
| Dormitory | Specialized School: Dance, Art, Music, Physically Challenged & Others |
| Drug Store or Pharmacy | Static Transformer Stations |
| Electrical and Electronic Equipment and Instruments Sales | Storage & Warehousing |
| Emergency Shelter | Taxi Stand |
| Energy Installation | Television, Radio or Electronics Repair |
| Fabric Store | Theater (Indoor) |
| Family Welfare Center | Transmission Lines |
| Fast Food Establishment \ Food Kiosk | Truck Stand & Freight Terminal |
| Firm Equipment Sales & Service | Utility Lines |
| Fish Hatchery | Variety Stores |
| Fitness Centre | Vehicle, Leasing or Rental Service |
| Flowers, Nursery Stock | Veterinary Centre |
| Freight Transport Facility | Veterinary Clinic \ Center |
| Fuel and Ice Dealers | Wood Products |
| Funeral Services | Woodlot |
| Furniture Stores | |

Landuse Conditionally Permitted

Following uses will be permitted or disallowed in this zone after review and approval by the authority/committee considering appropriate procedure while the application meets the criteria mentioned in the requirement.

Table-31: Landuse Conditionally Permitted in Growth Center

| Conditional | |
|-------------------------------|--|
| Artisan's Shop | Library |
| Auto Leasing or Rental Office | Motor Vehicle Fuelling Station \ Gas Station |
| Beauty Parlor | Musical Instrument Sales or Repair |

| | |
|---|---|
| Building Maintenance\Cleaning Services (No Outside Storage) | Pet Store |
| Building Material Sales or Storage (Indoors) | Plantation (Except Narcotic Plant) |
| Carnivals and Fairs | Police Station |
| Circus | Poultry |
| Correctional Institution | Preserved Fruits and Vegetables Facility \ Cold Storage |
| Fire Brigade Station | Sports and Recreation Club |
| Freight Handling, Storage & Distribution | Stage Shows |
| Freight Yard | Temporary Rescue Shed |
| Guest House | Trade Shows |

*All the Commercial Activities shall be located at Growth Centre.

Restricted Use

Restrict all uses except permitted and conditionally permitted uses.

q. Water Retention Area

Retaining water is the main purpose of this type of Landuse.

Landuse Permitted

Following uses in the table proposes to be applicable for this zone.

Table-35: Landuse Permitted for Water Retention Area

| Permitted | |
|---|---------------|
| Aquatic Recreation Facility (Without Structure) | Utility Lines |
| Fishing Club (non-structural) | Water Parks |

Landuse Conditionally Permitted

Following uses will be permitted or denied in this zone after review and approval by the authority/committee.

Table-36: Landuse Conditionally Permitted for Water Retention Area

| Conditional | |
|--|------------------------|
| Marina / Boating Facility | Water based Recreation |
| Landscaping for preserving scenic beauty | Fishery |

r. Water body

Water body serves natural flow of water along their alignment.

Purpose

This zone tends to preserve flow and level of water across all seasons along their natural alignment. Most of the Paurashavas is covered by a network of natural water body including river, canal and pond. To promote and provide environmentally safe and sound living for the people of the area and for the future generation, water body performs an immense importance. Water body will be preserved not only for environmental concern but also for irrigation and active and passive recreation.

Landuse Permitted

Following uses in the table proposes to be applicable for this zone.

Table-37: Landuse Permitted for Water body

| Permitted | |
|---|---------------|
| Aquatic Recreation Facility (Without Structure) | Utility Lines |
| Fishing Club (Non-structural) | Water Park |

Landuse Conditionally Permitted

Following uses will be permitted or denied in this zone after review and approval by the authority/committee.

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Table-38: Landuse Conditionally Permitted for Water body

| Conditional | |
|--|----------------------------------|
| Marina / Boating Facility | Water based Recreation |
| Landscaping for preserving scenic beauty | Pisciculture (without structure) |

Restricted Uses

Restrict all uses except permitted and conditionally permitted uses.

Special Function Options

Besides above categories of landuse, some situations are not so infrequent in nature. That belongs to either of the followings.

New Use

Suppose a new electric substation needs to be installed in a residential neighborhood to cover the additional load. The plot where it will be installed of course, earmarked as urban residential landuse, yet in consideration to the benefit the landuse may be altered to accommodate the facility in the plot.

Nonconforming Use

Some functions will establishes in the area without prior landuse declaration and the facility does not conform to the new landuse. In such case, if the facility proves harmful to the new landuse, it needs relocate in due course. But if the landuse does not affect the surrounding landuse, it allows continuing till its natural termination. In both cases those uses term as nonconforming use and strict conditions will impose on the facility to restrict its growth to confine its activities.

Regulations regarding Nonconforming Use

“Nonconforming use” is a use or structure legally or illegally establishes but no longer permitted because of the zoning regulations applies or changes after the use or structure was established.

In addition, a non-conforming use is any use, whether of land or of structure, or both, does not comply with the applicable use provisions in the regulation, where such use lawfully exists prior to the enactment or subsequent amendment.

Moreover a non-conforming structure is any structure or part of a structure manifestly not designed to comply with the applicable use provisions of the regulation or subsequent amendment, where such structure lawfully exists prior to the enactment or subsequent amendment.

The continued existence of nonconformities is frequently inconsistent with the purposes for which the “zoning” of the area works and thus, the gradual elimination of such nonconformities is generally desirable.

General Provision

Following provisions shall apply to all uses exist on the effective date of the Plan, not conform to the requirements set forth in the Zoning Regulation, to all uses that become non-conforming by reason of any subsequent amendment, and to all buildings contain such uses.

- There must be a time frame of up to 5 years within which the non conforming uses will relocate to places where those specific uses are permitted or conforming according to the regulation. This time frame will vary from 2 to 5 years depending on particular use. This time frame for relocating a particular non conforming use will be determined by the authority.
- Some mid-level provisions / functions will determine by the authority which functions will be allowed there until the relocation period. But no enlargement, alteration, expansion, restoration of those uses will be allowed during this time frame in that particular location where the use is declared non-conforming by the zoning regulation.
- Regular monitoring of the non conforming uses and their functions by the authority is must. If restrictions not follow in any of that very uses, then immediate action will take by the authority to discontinue or restrict that function or to relocate it in locations where those uses are conforming or permitted.
- The authority will select the place for relocating particular use. For regulating this relocation some measures like tax, subsidy, etc. will be provided by the authority.

Identification and Registration of Non-conforming Use and Structure

All uses and structures existing at the effective date of the regulation not conform to the requirements set forth in the regulation, or any amendment thereto, will identify and register by the authority. Failure or neglect of the authority to identify or register those uses or structures which are non-conforming as defined in the regulation or subsequent amendment does not exempt such use or structure from the application of the regulation.

Continuation of Non-Conforming Use and Structure

Any non-conforming use or structure will be continued up to their time frame, provided such use or structure:

- (1) Shall not be moved to another location where such use or structure seems non-conforming.
- (2) Shall not be changed to another non-conforming use or structure without approval and then only to a use or structure which, in the opinion of the authority is of the same or of a more restricted nature in accordance with the restrictions above.
- (3) Shall not be re-established if such use or structure discontinued for any reason for a period of twelve (12) months or more, or changes to, or replace by, a conforming use or structure. Intent to resume a non-conforming use shall not confer the right to do so.
- (4) Shall not be restored for other than a conforming use after damage from any cause, unless the non-conforming use or structure is reinstated within twelve (12) months of such damage; if the restoration of such structure is not completed within the said twelve (12) month period, the non-conforming use of such structure shall be deemed discontinued, unless such non-conforming use is carried on without interruption in the undamaged portion of such structure.

Maintenance

Maintenance of a building or other structure contains or use for a non-conforming status will be permitted when it includes necessary non-structural repairs and incidental alterations which do not extend or intensify the non-conforming building or use.

Reconstruction

A non-conforming use which damages by fire, explosion, or an act of God, to the extent of sixty (60%) percent of its reproduction value at the time of damage shall be restored in conformity with the current regulations in which it is located. When damaged by less than sixty (60%) percent of its reproduction value a non-conforming use shall be repaired or reconstructed and use as before the time of damage, provide such repair or reconstruction starts within one (1) year from the date of such damage.

Discontinuance or Abandonment

A non-conforming structure occupies by a non-conforming use will be re-occupied by a conforming use following abandonment of the nonconforming use. If a non-conforming use abandoned for a period of two (2) years, any future use of the premises shall be in conformity with the provisions of this resolution and shall not again be used except in conformity with the current regulations in which it is located.

Unsafe Structure

Any non-conforming structure or portion thereof contain a non-conforming use, work will done on ordinary maintenance repair, or on repair or replacement of non-bearing walls, fixtures, wirings, or plumbing, provided the cubic content that exists when it became non-conforming shall not be increased. Nothing in this article shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof, declared to be unsafe by any official charge with protecting public safety, upon order of such official. Where appropriate, a Zoning Permit shall be required.

Termination and Removal of Non-Conforming Building, Structure or Use

The period of time during which the non-conforming building, structure or use of land listed will continue or remain until five years after the effective date of the Zoning Regulation, or of any amendment hereto, cause the use to be non-conforming. Every such non-conforming building, structure or use shall be brought into compliance with the Zoning Regulation or completely removed from the premises on or before the expiration of the five year period.

Development Permit

Development Permit is the important function of an authority. A plan has no bearing unless development channelizes to its desirable direction through effective permit procedure. The authority prepares a plan using GIS database and other advanced computer software of world standard. Necessary planner to handle this database is quite available in the country. This combination provides authority a unique opportunity to make its plan permit procedure fast, well managed and transparent.

a. Computerization of the Permit procedure

Maintain information of all the development activities within the jurisdiction is a mammoth task and maintain them in the present manual method neither possible nor necessary. Develop customize software for the purpose. Necessary software expert is available locally. The system will prove worthwhile by saving in the form of time, cost, ease of management, ease of upgrading information, control of corruption and so forth.

b. Landuse Permit

The authority own legal responsibility to develop plan for the wellbeing of the citizens within its jurisdiction and implement the same by channelizing all developments through appropriate control mechanisms. Issue Plan Permit to private plot owner/s or developers work with the consent of the owner/s that comply the set regulations constitute the most part of development control activity conducted by the authority. In the following paragraphs the structures of the proposed landuse control Authority elaborates considering administrative strengthens adequately and in that situation planner's rank will be as under [in light of the Sthapatya Adhidaptar]:

- Chief Town Planner
- Additional Chief Town Planner
- Deputy Chief Town Planner
- Assistant Chief Town Planner
- Assistant Town Planner

Structure of Landuse Permit Authority

The Landuse Permit Authority shall be comprised of three vertically linked tiers:

- At the entry level Landuse Permit Planner [LPP]
- At the mid level Landuse Permit Committee [LPC] to control LPPs, clarify legal provisions regarding land use permit decisions on a case to case basis, and
- At the top level Paurashava / Nagar Unnayan Committee comprised of representatives from planning department, professional institution, imminent scholar and citizen of the jurisdiction.

Figure No. 1 shows the tier along with their inter link.

Landuse Permit Planner (LPP)

Landuse Permit will issue with the sign of Landuse Permit Planner [LPP] appointed by the Head of the authority among the Planners not below the rank of Assistant Town Planner. Landuse Permit issued by the LPP shall be null and void, even if not signed, unless the use sought for is permitted in the landuse options of the respective zone that contains the plot.

The LPP will perform responsibility as needful Inspector with GIS facility and logistics, knowledgeable person to operate so as to accomplish such responsible job. For all plan permit activities LPP shall be accountable to, controlled by and act in close communication with Landuse Permit Committee.

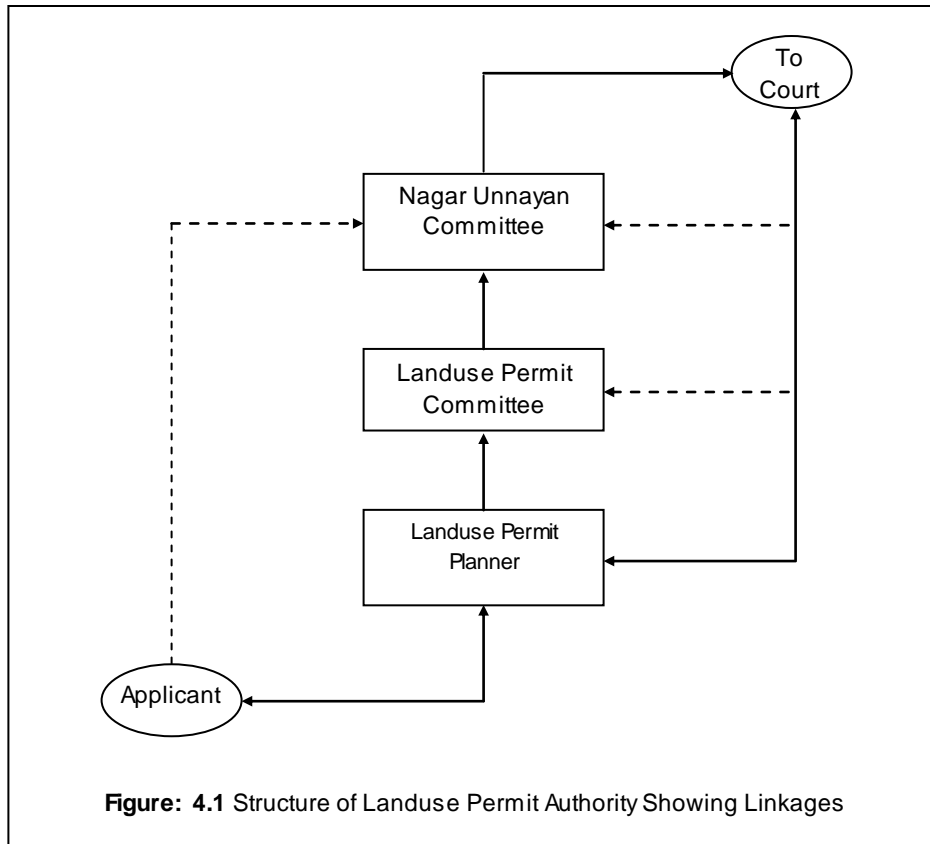
Landuse Permit Committee

At the mid level Landuse Permit Committee [LPC] shall function for effective control of LPP and to clarify legal provisions regarding landuse permit decisions on a case to case basis. LPC shall be a maximum five member committee headed by the Chief of the authority. LPC Members shall be not below the rank of Assistant Town Planner (in case of Paurashava). The activities of LPC will include -

- Clarify the legal provisions for the LPP as per request.
- Make recommendation in case of New Use or Conditional Use and send it to the Paurashava / Nagar Unnayan Committee for decision.

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- Earmark plot numbers under non-conforming uses and notify the owners about the time span to relocate the facility, procedure and conditions that will be strictly maintained to avoid immediate eviction.



Paurashava / Nagar Unnayan Committee (NUC)

Nagar Unnayan Committee [NUC] shall be the supreme authority regarding Landuse Permit within their jurisdiction. The Members of the Committee are (not as per the protocol):

- Head : Mayor of the Paurashava
- Member Secretary : Town Planner of Paurashava
- Members : As per Local Government (Paurashava) Act, 2009

The NUC shall be well supported by a section and shall be empowered authoritatively and financially to carry out study and/or survey, arrange public hearing, round table conference, seminar, or if necessary, engage experts.

The NUC shall decide whether the proposed New Uses will be permitted or denied; in case of Conditional Permit impose the conditions to comply; accept variances for specific cases and so forth. Besides, NUC shall decide strict conditions to nonconforming uses and the action against its violation if so happens.

Landuse Permit Option

For a plot seeking landuse permit, three possible options are:

- Landuse permitted
- Landuse conditionally permitted, or
- Landuse restricted

Landuse Permitted

Landuse that unconditionally permitted in the zone lists in this category. When permission sought for a residential landuse on a plot earmarked as urban residential zone, it falls under this category.

Landuse Permitted with Condition

Landuse that generally not incompatible or harmful for the community but whose number, location or specific use nature will pose threat to community's lifestyle, privacy, safety or security, then the landuse is permitted but with a condition to fulfill so that the potential threat will avoid. For example, in a Residential + Industrial mixed use zone a request is made seeking landuse permit for a composite textile mill with a dyeing unit. Since the use is compatible in the zone except for the release of noxious effluent to the surrounding, the permit will issue with a pre-condition to exclude the dyeing unit in order to get landuse permit. Now, following the formal agreement by the applicant to comply the condition the permit will issue against the plot. A list of such conditional use will maintain in this category.

Landuse Restricted

Landuse that is harmful for the community will restrict by law. Such harmful landuse is listed in this category. A cinema hall in a neighborhood locates as an example under this category. But for convenience, any use not listed in the permitted and conditionally permitted use category considers as restricted for the zone.

Landuse Permit Procedure

Land use permit procedure is a result of a number of interlinking activities. The whole process presents in a flow diagram for clear understanding (**Figure 4.2**).

The procedure commences with the submission of formal application by the applicant to the Mayor of Paurashava. The applicant will submit along with other information and documents a mauza map showing his plot including plot no, mauza name, etc. The concerned official designates as Landuse Permit Planner (LPP), will check the compliance of the land use desired by the applicant with the land use zone contains his plot and the uses permitted therein.

Four situations will be possible:

- Desired Use is listed as Permitted in the zone
- Desired Use overlaid
- Desired Use is listed as Conditionally Permitted in the zone, and
- Desired is not listed under any of the categories and will be permitted as New Use

If the desired use is listed as Permitted or Overlaid then it will be permitted without any question. If the desired use is listed as Conditionally Permitted the LPP would refer it to the LPC for further action.

In case of desired use not found in the permitted or conditionally permitted lists of the zone, the LPP shall reject the desired landuse as it is not allowed in the zone. At this stage if the rejection decision taken by the LPP is not satisfactory to the applicant, he/she can appeal to the NUC. If the decision of the NUC goes in favor of the applicant, LPP shall issue the permit. NUC may also ask the applicant to make some modifications to make his/her claim appropriate for approval. The applicant will comply accordingly and apply afresh. If the applicant is not satisfied with the decision of the NUC he/she may go to the court for decision.

If the LPP is convinced that the desired use is allowed for the greater interest of the people and therefore deserves consider under New Use category, he may recommend it to the LPC furnishing reasons in favour. The LPC if convinced by the reasoning will send the case to the NUC with recommendation to permit desired landuse in the New Use category. Following necessary study and investigation if the NUC is also convinced about permitting the use as recommended by the LPC, they may decide so and authorize the LPP to issue permit for the desired land use in the New Use category.

c. Field Level Vigilance

Development cannot be channelized as per the plan unless an effective control at the field level achieves. Due to unhealthy concentration of political, administrative, financial and even judicial power, almost entire in-migrant population from all over the country rush to the urban area to try their luck. This is the root cause of all the problems in the large urban area. Land value and rent of space within the urban area soaring high exerting tremendous development pressure that tempts opportunists to fill out low lying areas completely disregarding its legality provisions set by the plan. Land classified in plan as agriculture, flood flow or retention pond is indiscriminately filled out for making plots every day. Such environmentally

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catastrophic activities should be guarded to save urban area through effective Field level vigilance. And as a custodian of Plan the responsibility falls on to the Paurashava's shoulder.

Another kind of damage to plan takes place at the implementation level in the form of illegal structures, unauthorized structures, deviation from the approved plan and so forth. These too need close vigilance from Paurashava's end.

Vigilance is very vital for identification of overlay and non-conforming structures and to ensure their compliance to plan permitted use and maintenance protocols.

A large, strong, committed and effective department with appropriate personnel and logistics to guard against all such evil activities need.

d. Interaction with People

A Plan always furnish various information direct bearing on the people since they need to follow the guidelines provided in the Plan while developing their parcel of land/s. Presently Development Authorities and Paurashavas makes it difficult for the common people to gather information necessary for various development ventures on their land parcel/s. This hiding attitude makes way for unplanned development and people feel reluctant to come to the Authority for plan permit. In reality, availability of information perform vital role to play towards effective plan implementation.

Planning Section of the Development Authorities and Paurashavas should maintain close interaction with the citizen in order to make people aware of the benefits of a good plan which in turn steer people's social responsibility to promote plan implementation and resist contraventions. A specific Interactive Cell recommends for operating in this respect with following objectives:

- Provide pre-application advice to residents, and developers about landuse management issues and application procedures for the submission of development applications.
- Interact with communities, especially spontaneously developed areas, lacking specific needs and provide them proper planning guidance to overcome them through collective efforts.
- Listen to people informing about contraventions, deviations to approve plans, damage to planned developments, obstruction to flow water or filling out of retention areas for personal or group benefits and inform them about the remedial measures taken and thereby encouraging inclusion of people in guarding the implemented plan.
- Appraise the citizens about planning and landuse management related legislation and zoning regulations.
- Investigate and report to the higher authority about complaints made by the citizens about plan violation, violation of landuse of a zone and miscellaneous complaints.

Such interactive windows may be opened at convenient locations. Answers to frequently asked questions will be provided in the internet. Besides, these will publicizes in the print and electronic media time to time.

Development Authorities and Paurashavas should immediately open up in all possible ways to reach people and earn their confidence.

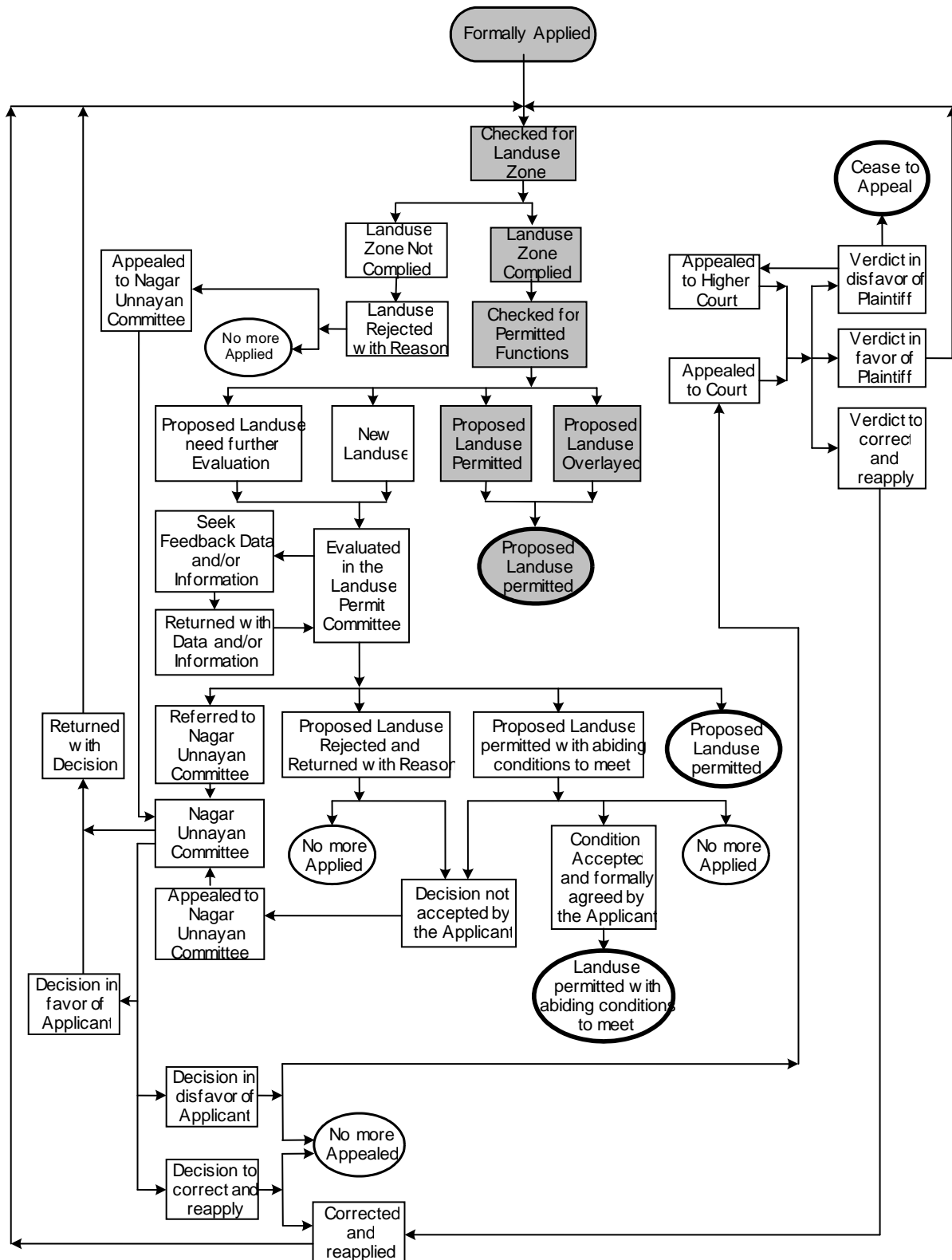


Figure- 4.2 Flow Diagram Showing Activity Linkage of Plan Permit Procedure