

PROPOSED USE ZONES

2.

R.  
R-1  
R-2  
R-3

Residential Existing.  
Residential proposed, high density (gross) 101-150  
persons per acre/

Subzone 'A'  
Subzone 'B' low density group housing.

Residential proposed.

Medium density (gross) 51 to 100  
persons per acre/0.40 hectare.

R-4  
Residential proposed.

Low density (gross) upto 30 persons  
per acre/0.40 hectare

2.

E.  
E-1  
E-2  
E-3  
Primary & Secondary.

Education,  
Higher Education Centre,  
High-school & Middle school.

3.

M.  
M-1  
Medical Facilities.

Central Hospital.

4.

Cities.

5.

C.  
C-1  
C-2

Commercial.  
Central Commercial, Civic and Cultural Centre.  
Sector Commercial.

Subzone 'A' SECTOR COMMERCIAL  
Subzone 'B' SECTOR COMMUNITY CENTRE.

6.

W.

Wholesale markets, warehousing and Truck Terminus.

7.

T.  
T-1  
T-2

Industry.  
Light Industry.  
Extensive Industry.

8.

T.  
T-1  
T-2  
T-3

Transport.  
Railway station and yard.  
Bus Station and Workshop.  
Truck Terminus.

9.

O.  
O-1  
O-2

Open Spaces.  
Central Open Space.  
Sector Open Space.

10.

A.  
A-1  
A-2

Agriculture.  
Agriculture.  
Grohards.

USE ZONE (1) R-1, RESIDENTIAL EXISTING.

Uses permitted: Residences, hostels, boarding houses with density limitation, nurseries, kinder garden, Schools, Cottages and Household Industries as listed in Annexure No.1.

Uses permissible

IT AUTHORIZED BY

Competent Authority

TTC APPROVAL

Uses prohibited: Temples, mosques, churches and other places of worship, professional offices, and service Industries as defined and listed in

Annexure No.1.

Uses prohibited: All uses not specifically permitted here in and in existence shall conform to the following :

Non-conforming non-industrial uses will not be allowed to make additions to buildings in any case.

In the case of industrial non-conforming uses, additions either to building or machinery in extension of existing work-space should not be allowed.

The setting up of new machinery for a new line of manufacture on existing site should not be permitted. But the use of existing machinery and buildings with requisite alterations, if necessary, for a different line of manufacture may be permitted provided it is not noxious.

The period of moratorium will be reckoned from the date of legalisation of the master plan and not from the date of the new uses.

**RESUMING AFTER DISCONTINUANCE OF A NON-COMFORMING USE.**

If a non-conforming use is discontinued for more than one year, any further use of the buildings and premises shall be in conformity with the Master plan.

**REBUILDING AFTER DAMAGE OR DESTRUCTION OF A NON-COMFORMING USE.**

Any non-conforming building or structure which is damaged to an extent exceeding fifty percent of its reproduction value, exclusive of foundations, by fire, floods, explosion, earth-quakes, war, riot or an act of God, may not be restored, reconstructed and used for any other than a purpose permitted in the Master Plan for the area in which the building or structure is located.

#### **TEMPORARY PERMITS.**

Competent Authority may allow for temporary use with a time limit, a uses use other than the use stipulated in the Master plan like tents for workers to live while constructing an industrial estate or where an area is undeveloped and the property owner wishes to continue agriculture or in undeveloped areas to make temporary use of the land in some other way than shown in the Master plan with definite time limit and on a specific permit.

TER 2033 (1) R-2, RESIDENTIAL

SUB ZONE-A. RESIDENTIAL.

Uses Permitted:

Residences, hostels, boarding houses with density limitation, nurseries kinder Garden, school, College and Household Industries as listed in Annexure No: 1.

Uses Permissible if allowed by Competent Authority after Special Appeal:

Temples, mosques, churches and other places of worship professional offices, service industries as defined and noted in Annexure No:1 flats and apartments.

Use Prohibited:

All uses not specifically permitted herein.

SUB ZONE -B. RESIDENTIAL :

LOW RISE GROUP HOUSING.

Uses permitted : Group dwelling, Flats, Apartments, Multi storied buildings; Hotels and community facilities permitted under zone R-2-A.

Use prohibited : All uses not specifically permitted herein.

USE ZONE (1) R-3 or R-4, RESIDENTIAL

Uses permitted : All residences, hostels and boarding houses with density limitation, nurseries, kinder Garden Schools, Cottage and Household Industries as listed in Annexure No: 1.

Uses permissible  
granted by  
Competent Autho-  
rity after  
Special Appeal:

Temples, mosques, churches and other places of worship; professional office, service industries as defined and listed in Annexure No.1, flats and apartments.

Use prohibited: All uses not specifically permitted herein.

USE ZONE (2) E-1. HIGHER EDUCATION CENTRES

Uses permitted: Educational and Research Institutions, parking spaces, canteen. parking requirements must be approved by the competent authority.

Use permissible:  
granted by  
Competent Autho-  
rity after  
Special Appeal:  
Hotel, staff quarters, play fields and coaching institutions.

Uses prohibited: All uses not specifically permitted herein.

USE ZONE (2), E-2 & E-3 SCHOOLS

Uses permitted : Nursery, primary, middle school, High School, and specialised (dancing, vocal and instrumental music, sewing, embroidery etc) school buildings, play-fields and ancillary facility buildings.

Use permissible  
if allowed by  
Competent Autho-  
rity after  
Special Appeal : Residential buildings for staff and students, Coaching Institu-  
tion's buildings.

USE ZONE (3), H-1, HOSPITAL

Use permitted : Hospital and ancillary buildings housing uses incidental to Hospital only staff quarters for those on house duty parking areas.

Use prohibited: All uses not specifically permitted herein.

dry cleaners shops etc., Restaurants, cinema and other entertainment centres, social and welfare institutions.

Residential flats located in first and subsequent upper fix floors; meat, fish vegetable and fruit markets, roofed storage for legitimate retail business, public, semi-public recreational uses; public utilities and buildings. parking area requirements for all uses must be approved, by the standards framed by the competent authorities from time to time. Service garages & hotels. News paper agencies and printing press.

Note :- (In case of Cinema building, the cinematographic rules of 1951 will continue to apply ).

Use permissible  
if allowed by  
Competent Autho-  
rity after  
Special Appeal:

petrol filling stations with independent parking areas coal,  
wood or timber yards, service industries as defined in Annex-  
ture-I. Taxi and Scooter Stand, Local bus-stand.

Use prohibited: All uses not specifically permitted herein.

USEZONE (5) C-2. SECTOR COMMERCIAL

SUB ZONE-A COMMERCIAL

Uses permitted: Sector's shopping facilities, Residential use on first floor  
& subsequent upper floors, hotels, buildings housing uses

incidental to community facilities at sectors level, cinema  
with adequate parking space.

NOTE:- In case of Cinema building the Cinematographic rule of  
1951 will continue to apply.

use permissible  
if allowed by  
Competent authority  
City after special appeal

use prohibited : All uses not specifically permitted here in.  
petrol pumps, service industries and service garages with adequate parking area within the site itself.

SUB ZONE-B. SECTOR COMMUNITY CENTRE

uses permitted : Clinic, Post Offices, Social and Cultural Institution, public utilities, Recreational uses, Clubs and other semi-public Recreational uses. Health Centre or Dispensary and ancillary buildings housing uses incidental to Health Centre or Dispensary.

use prohibited : All uses not specifically permitted herein.

USE ZONE (5) V. WHOLESALE MARKETS AND WAREHOUSES

Uses permitted:

Wholesale and retail shops, cold storages and storage for wholesale uses except when specifically prohibited, business offices; restaurants and residences provided they are located in the first and higher floors; banking, Children park, public utilities and its buildings. parking, loading and unloading requirements must be approved by the competent Authority according to the standards notified from time to time.

Use Prohibited: Storage of petroleum and other inflammable material. All uses not specifically permitted herein.

USE ZONE (7) I-1. LIGHT INDUSTRY.

USE PERMITTED : Light industries as defined in Annexure No.1 and service industries.

USE PERMISSIBLE  
IF ALLOWED BY  
CONSENT AUTHO-  
RITY AFTER  
SPECIAL APPEAL:

bus and truck terminals, petrol filling stations, taxi and scooter stands, junk yards, dwelling for watch and ward staff, canteen and recreation facilities for the employees.

USE PROHIBITED : General residences, retail and commercial business. All uses not specifically permitted herein.

USE ZONE (7) I-2, EXTENSIVE INDUSTRY.

USES PERMITTED : All uses permitted in use zone (7) I-1.

USES PERMISSIBLE

IF ALLOWED BY

COMPETENT AUTH-

CITY AREA

SPECIAL APPEAL :

All uses allowed with special appeal in use zone (7) I-1.

All industries mentioned in Annexure No.1, subject to  
standards stipulated for smoke, odour, fumes and noise  
produced in the working of the industry.

USES PROHIBITED : Same as in use zone (7) I-1.

USE ZONE (8) T-1. RAILWAY STATION AND YARD

Uses permitted : Railway station and ancillary buildings, yards, loading and unloading space, storage; parking areas for taxi, car, scooter, cycle and bus stand; news paper /book stalls, telephone booth.

Use prohibited : All uses not specifically permitted herein.

USE ZONE (8) T-2.BUS STATION & WORKSHOP

Uses permitted : Truck terminal, parking, petrol filling station, automobile work shop, Canteen, Areas for loading and unloading of goods.

Uses prohibited : All uses not specifically permitted herein.



USE ZONE (9) Op-1. CENTRAL OPEN SPACE

Uses permitted : All public and semi-public recreational uses including parks, play grounds, special recreation areas; Car, scooter and Cycle parking areas. Parking area requirement must be approved in all cases by the competent Authority.

Uses permissible  
but allowed by  
the Competent  
Authority after  
Special Approval:  
Open air theatre, band stand, spot shops, deer park, Children's gardens.

Uses prohibited : All uses not specifically permitted herein.

USE ZONE (9) OR -2. SECTOR OPEN SPACE

uses permitted:

All public and semi-public recreational uses including tot lots  
parks & play fields, cycle track, path ways & boulevards,  
special recreation areas.

uses permissible  
if allowed by  
competent authori-

ty by special

Appeal :

Residential area for washerman, milkman, etc and cow sheds  
washing places etc.

use prohibited : All uses not specifically permitted herein.

USE ZONE (10) A-1, AGRICULTURE

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Uses permitted :

Agriculture, horticulture, dairy and poultry farming, milk chilling centres, farm houses and their auxiliary buildings and uses within the plot area limitation of minimum 5 acres/ 2 hectars.

Uses permissible

if allowed by

Competent Authority

Fifty acres

Special appear :

Building or worship etc. cold storage and dairy buildings. Storage processing and sale of farm products, on the property. servicing and repair of farm machinery.

Use Prohibited : All uses not specifically permitted here in.

USE ZONE (10) A-2. ORCHARDS

Uses permitted : Horticulture, poultry farming, Nurseries, bee keeping, fruit preservation and canning centres.

Uses permissible  
if allowed by  
Competent Authority

Fees after  
Special Appeal :

All the buildings associated with these functions.

Uses prohibited : All uses not specifically permitted herein.

ANNEXURE NO. I

SCHEDULE OF INDUSTRIES

Type of Industries	Location	List of Industries	Industries mainly run by the household
Village and towns	Located in	1. Bread & Biscuits. 2. Confectionary, candles & Sheets, members of the family themselves employing not more than 4 workers (1) R-1, R-2, R-3 & 4. Ice-Cream & Creamery. 5. Separated water & Fruit Beverages. Be devoid of the following noxious features: 6. Tailoring & Garment making. 7. Handloom. 8. Mats, Caps, Turbans including embroidery. 9. Bedding, including knitted garments.	Refinement Requirements and conditions to be full fill.

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10. Zari work.
11. Shoe Lace.
12. Toy Making (earthen paper, wooden Plastic metal, a tin.)
13. Cotton and silk twine thread and thread ball making.
14. Velvet embroidered shoes.
15. Webbing (narrow fabrics) embroidery lace manufacture.
16. Ivory Carving.
17. Artworks, and batik work.
18. Jewellery, gold ornaments & silver wares.
19. Wood Carving.
20. Photographs painting (including sign board painting.)
5. Unpleasant Odour
6. Element requiring treatment.
7. General nuisance hazardous to the health or safety of the community.

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- 21. Mirrors and Photo frames.
  - 22. Umbrella assembly.
  - 23. Handicrafts & Game Products.
  - 24. Sports goods.
  - 25. Card Board and paper products.
  - 26. Stationery items including educational.
  - 27. Furniture making (Wooden).
  - 28. Cotton & Silk printing.
  - 29. Small domestic appliances and gad-gets (rain beater) Society, hot plates, iron, lamp etc.).
  - 30. Printing, book binding embossing etc.
  - 31. Musical instruments.
  - 32. Optical lens grinding, watch & pen repairing.

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21. Mirrors and Photo-frames.
22. Umbrella assembly.
23. Bands & Gums Products.
24. Sports goods.
25. Chalk Board and paper products.
26. Stationery items including educational.
27. Furniture making (Wooden).
28. Cotton & silk printing.
29. Small domestic appliances and gad-gets (rain heater) cooler, hot plates, iron, lamp etc.).
30. Printing, book binding embossing etc.
31. Musical instruments.
32. Optical lens grinding, watch & pen repairing.

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33. Rubber Stamps.

34. Radio assembly and manufacturing of its parts (small scale)

35. Electric lamp shades, fixture etc.

36. Laundry and dry cleaners.

37. Brushes (house hold, sanitary and toilet).

38. Shoe making & repairing.

39. Leather goods,

Service Industry.

1. Central Commercial,  
Civic and Cultural  
Centre USE ZONE
- (b) C.I

1. Bread and Bakeries.  
2. Confectionary, candies & sweets, with repair, maintenance, servicing and for jobbing work

These industries are those employing not more than 10 persons with or without 2 H.P. & requiring a maximum site of 1000 sq. yards and should be

1. Central Commercial,  
Civic and Cultural  
Centre USE ZONE
2. In Residential Area  
if approved by the competent Authority  
by special appeal in
3. Biscuit making.
4. Cold storage, refrigeration.
5. Black smithy.
6. Household utensil repair, welding, soldering, patching and polishing.

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and all R. 1, R.2, 7. Vulcanizing and tyre devoid of the following noz.  
R.3, R.4.

retreading. long features;

8. Atta Chakki with power. 1. Excessive noise.

9. Automobile service and 2. Damaging Vibrations.

repair workshop. 3. Injurious fumes.

4. Excessive dust.

5. Unpleasant odour

6. Effluent requiring treatment

7. General nuisance, hazardous  
to the health or safety of  
the community.

2	3	4	5
Light Industry 1. USE ZONE (7) I-I, 1. Fruit canning & preservation. Type of industries listed here Moradabad-Kathgodam 2. Mixer fans. Road.	3. Brushes and brooms.	4.	5.
2. In Sector Commercial 4. Cement products. If approved by the 5. Candles and wax products.	more than 100 workers with or without maximum 10 H.P. may be allowed. Maximum plot area		
Competent Authority 6. Chalk, crayon, Artistic-colour required should be 2 acre and by special appeal. 7. Tobacco products(cigarettes & and minimum plot area should be 1/4 acre). Bids).	In zone C-2 only those Industries which are devoid of the following noxious features should be permitted		
8. Cosmetic & hair oils.	be 1/4 acre. Site restrictions can be relaxed by the competent Authority by special appeal.		
9. Copper ware & utensils.			
10. Cutlery.			
11. Cycle parts & accessories.			
12. Door & window fittings.			
13. Sanitary fittings.			
14. Padlock and pressed locks.			
1. Excessive Noise.			
2. Damaging Vibrations.			

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|---|--|
| 15. Drugs and Medicines.                  | 3. Injurious fumes.  |
| 16. Lantern, tanches and flash            | 4. Excessive dust.   |
| 17. Aluminum wares, cake & Pastry moulds. | 5. Unpleasant Odour.   |
| 18. Rope making.                          | 6. Effluent requiring treatment.                                     |
| 19. Mathematical instruments.             | 7. General nuisance, Hazardous to health or safety of the community. |
| 20. House hold kitchen appliances.        |  |
| 21. Builders hard wares.                  |  |
| 22. Tin products.                         |  |
| 23. Optical frames.                       |  |
| 24. Buttons, clips.                       |  |
| 25. Shoe Grindary.                        |  |
| 26. Ware polishes.                        |  |
| 27. Upholstery, springs & other springs.  |  |
| 28. Precision instruments of all kinds.   |  |

	2	3	4	5
1. Refrigerators & air conditioning.				
2. Electric fans.				
3. Automobile parts.				
4. Manufacturing of water proof textile products.				
5. Weighing & measuring machine.				
6. Sewing Machine.				
7. USE ZONE (7)				
L-2 east of the Road from Barelly to Lalkuan.				
Industries.				

1. Refrigerators & air conditioning. All industries allowed which generally employ more than 100 workers and require more than 2 acres of site area.

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7. Pulver mills.
8. Agriculture implements.
9. Edible oils and fats.
10. Matches.
11. Glucose Manufacturing.
12. Toilet Soaps.
13. Sugar.
14. Vegetable oil (Hydrogenated)
15. Factories and Heavy agriculture machinery.
16. Manufacture of dresses & Carpets.
17. Batteries & accessories.
18. Wire drawing & netting.
19. Vacuum flacks.
20. Venear & Plywood.
21. Auto cables lamp springs.
22. Cattle feed.
23. Concrete and mastic products.
24. Textile mill.