25.0 Land Use Plan

The land use plan is formulated considering the spatial structure of the town, inter linkages between various human activities on land, efficiency of transport network, trip generation characteristics of various land uses and the anticipated demand for land for various economic activities during the plan period.

According to the residential and commercial density, availability of existing physical infrastructure, ease in expansion of physical infrastructure and topography, the municipal area is conceptually classified into core area, transition area and other areas. The core area, comprising about 26% of the geographical extent of the Municipality, is the high density area where land value is the highest. The physical infrastructure is concentrated in this area and hence with marginal investment in infrastructure this area can contain more people and economic activities. Considering the importance of healthcare sector in the town and the need to position the town as a healthcare destination, a special policy area is carved out in the core with an extent of 89.5 ha. In this zone the promotion of health care and related activities are envisaged. The transition area, which is around 29% of the Municipal area, has reasonable coverage of road network and is ideal for predominantly low to medium density residential development. Other areas, covering 45% of the Municipality, has large tracts of undeveloped land, predominantly dry agricultural, and hence is suitable for large scale institutional and industrial uses. The zoning regulation in these areas are formulated keeping these development scenarios in mind.

The proposed residential zone comprises of 1072.42 ha which is 31% of the total municipal area. Out of this 429.6 ha (40.06%) is in core area, 498.68 ha (46.50%) is in transition area and the remaining 144.14 ha (13.44%) is in other areas. Out of the residential area proposed in the core, those in healthcare special policy area is specifically designated in the zoning, to promote more health related infrastructure and facilities here. In addition to this, low density residential land use is permissible in dry agriculture zone. Besides 34.95 ha is under mixed residential and commercial land use where both the uses are permissible. Hence the land required for housing needs shall be adequate at a reasonable net residential density. The residential land use is provided in a continuous manner except for natural barriers like water ways, roads etc. in order to ensure compactness and thus easy provision for basic amenities and infrastructure.
Proposed commercial land use covers an area of 86.49 ha, i.e., 2.51% of the municipal area, of which 96.2% lies within the identified urban core. Besides, commercial uses are permissible in mixed use zone, ideal for both commercial and residential uses, and the share of each use in this area shall be determined by the dynamics of development and this offers maximum flexibility in land use regulation. This shall cover the demand for commercial development in the town.

No industrial zone is marked in the land use plan. Hence, the existing industrial areas are merged with the major adjacent use, in the absence of an earmarked industrial use zone. However, developments, as permitted by the Kerala Municipality Building Rules in force, shall be allowed in such areas irrespective of the zones they fall in. The practice of zoning land under private ownership without solid acquisition proposals is found to be counterproductive since this necessarily doesn’t attract industrial investment, but freezes the use of valuable urban land. The need for industrial land use is addressed by allowing small scale industries of non-polluting nature in residential and commercial areas. Besides, all types of industries are allowed in dry agriculture area subject to certain regulations. These steps shall be adequate to ensure the availability of sufficient land for industrial development in the municipality.

An extent of 165.67 ha is coming under the transport and communication zone, which is 4.81% of the municipal area, which includes railway land, transport terminals and roads. The major share of this extent, around 4.3%, is the area covered by roads. The proposals in this sector is detailed out in chapter 26.

The proposed dry cultivation zone has an extent of 1534.86 Ha, 44.6% of the municipal area. This area, besides its economic value due to agricultural production, is important since large tracts of land are available in this zone within the municipality. Low density residential development aimed at affordable housing shall be allowed in this zone due to comparative price advantage. The industrial and institutional land uses also shall be permitted in this zone with certain regulatory measures to ensure isolation of non-compatible land uses.

Proposed wet cultivation zone comes to 333.8 ha. Paddy fields work as water sinks and undisturbed open land influencing ground water management and micro climate. Hence these are of environmental significance. However, the pressure on paddy fields for conversion to other urban land uses is tremendous, especially on those which fall along major transportation corridors or are contiguous with urban uses. So, conservation of paddy is proposed in all possible areas for maintaining environmental quality and the land use in these areas are to be strictly regulated. Some areas that were earlier under paddy, and release of which for urban land use shall be desirable from the development perspective, are included in the appropriate land uses and such developments shall only be permitted with strict measures to ensure environmental quality and intactness of natural drainage, with due permission from the concerned authorities and regulatory bodies.

Parks and open spaces are proposed in 42.9 ha of land, including proposed Kulirmala Biopark and Infotain Park. The area under public and semi public land use comes to 73.9 ha. Only land under public ownership and private land intended for institutional development are considered in this zone. A number of higher level institutions are anticipated to be set up in the town. No specific location can be set apart for this purpose since the point of time and nature of ownership of these institutions cannot be ascertained at present. So, provision for these is made in dry agriculture zone where vast tracts of suitable land is available, with certain regulatory measures. Besides, to address the capacity enhancement requirements of existing public and semipublic institutions, suitable regulatory measures are inbuilt in the zoning regulations.
The proposed land use map of Perinthalmanna municipality is shown in Figure 25.1.

Figure 25.1  Proposed land use map
The existing rocky areas are zoned separately and only minimal development for residential and public utilities is proposed here, considering the terrain. An existing hazardous industrial area is earmarked as the Hazardous Zone and activities of hazardous nature are permitted here. The solid waste treatment plant and a buffer zone of 100m width around the plant are earmarked as separate zones. The existing waterbodies are retained under the zone waterbody, and realignment of streams that is affected by the proposed developments is zoned under ‘Stream Widening’. The existing granite quarries are zoned separately, and no building construction or development activity is permitted here.