

**MASTER PLAN FOR
KOZHIKODE CITY – 2040**

[DRAFT]

VOLUME 3

**LOCAL SELF GOVERNMENT DEPARTMENT PLANNING
KOZHIKODE**

**MASTER PLAN FOR
KOZHIKODE CITY – 2040**

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DEVELOPMENT REGULATIONS

This section details the zoning regulations to guide the development in Kozhikode city. All developments in the city should be in conformity with the provisions mentioned in this chapter.

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DEVELOPMENT REGULATIONS



CHAPTER 30 DEVELOPMENT REGULATIONS

30.1. Zoning Regulations

GENERAL GUIDELINES

1. All future developments shall be in conformity with the provisions of the 'Master Plan for Kozhikode City -2040' and the Development regulations stipulated in this chapter.
 2. For the implementation and enforcement of the proposal envisaged in this Master Plan, areas have been zoned under various zones such as 1.High-density Residential Zone, 2.Mixed use zone, 3. Low-density Residential Zone, 4. Commercial Zone, 5.Public and Semi-public Zone, 6. Religious Zone, 7. Tourism Promotion Zone, 8. Eco Tourism Zone, 9. Low-intensity Industrial Zone, 10.Industrial Zone, 11.Water body, 12.Transport Zone, 13.Recreational Zone, 14.Wet Agricultural Zone, 15.IT Park, 16.Environmentally sensitive zone, 17. Buffer to treatment plant,18. Defence land, 19.Port and allied development zone, 20.Irrigation canal, 21.Heritage zone and 22.Special Zones. Details regarding the nature of uses 'permitted', uses 'restricted 1' and uses 'restricted 2' in each zone are presented in Table 30.1. These regulations shall be enforced in conjunction with Risk area regulations, Development regulations within TOD zone and other specific provisions if any mentioned elsewhere in this scheme.
3. Uses '*permitted*' in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary, Kozhikode Corporation (hereinafter referred to as Secretary). In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually examined based on their performance characteristics and special locational factors. Such cases which come under this category are classified as "Uses Restricted 1" and "Uses Restricted 2".
 - a. Uses restricted- 1 Category deals with the restricted uses that may be permitted by the Secretary with the concurrence of the District Town Planner of the Local Self Government Department (Planning) having jurisdiction over the area (hereinafter referred to as Town Planner).
 - b. Uses Restricted- 2 Category deals with the restricted uses that may be permitted by the Secretary with the concurrence of the Chief Town Planner of Local Self Government Department Planning, (hereinafter referred to as Chief Town Planner).
4. "Used prohibited" are various objectionable uses in each zone which shall not be permitted under normal circumstances. All uses which does not come under 'Uses Permitted' or 'Uses Restricted' will be considered as '*Uses prohibited*'
5. Any use not specified either in the 'uses permitted' or 'uses restricted 1' or 'uses restricted 2' category of a particular use zone but which is of a similar nature to any use 'permitted' or 'restricted 1' or 'uses restricted 2' in that particular use zone, may be permitted by the Secretary with the concurrence of the Town Planner.

6. In addition, regulations are also proposed to conserve the heritage character of specific area within Master plan area, with due regard to the historical significance and architectural character of the area.
7. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this Master Plan. Zoning Regulations are essentially intended to help the competent authority in taking decisions regarding granting or refusal of permits for land development and construction of buildings/ structures.
8. If any portion of a zone is put to a “*Use Prohibited*” as stated in Para 4, before coming into operation of this Master Plan, such use shall be termed as *non-conforming use*. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use creates no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Town Planner. The total built up area of such non-conforming use shall not exceed 1.5 times the existing built up area.
9. Existing areas and structures of archaeological importance and religious uses may be permitted to continue in all the zones and shall be treated as permitted uses.
10. Subject to the zoning regulations of the respective use zones, more than one use may be combined in a building/ plot, provided that the area of individual uses shall be limited to that prescribed for each such use in the zoning regulations of the respective zone.
11. All future developments shall also be in conformity with the provisions of Kerala Municipality Building Rules, unless otherwise specified in these regulations or in any Detailed Town Planning Scheme in force.
12. Provisions under the Kerala Conservation of Paddy Land & Wetland Act 2008, Disaster Management Act, The ancient monuments and Archaeological Sites and Remains Act -1958, Coastal Zone Regulations, Aircraft Act 1934, Environment Protection Act 1986 and any other applicable statutes as amended from time to time will prevail over the respective provisions of this Master Plan
13. Silence zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 as amended from time to time, shall be applicable to such areas under this Master Plan.
14. Regulation of constructions and land developments on the sides of new roads / roads proposed for widening as per the scheme shall be governed by the distance from the centreline of the existing road unless otherwise specified in the Master Plan or Detailed Town Planning Scheme in force or Detailed Road Alignment appended herewith (Annexure III) or any Detailed Road Alignment approved by government. If widening on one side of any stretch of the road is constrained due to the physical barriers such as Cannoli canal, railway land or any protected archaeological monuments/sites, the road widening in that stretch shall be towards the other side.

15. If widening of existing roads or formation of new roads has been implemented to its full proposed width as envisaged in the Master Plan but with change in the alignment, the land parcels in stretches excluded from the original alignment envisaged in the Master Plan may be changed to adjacent suitable land use zone in the Master Plan, with the concurrence of the Town Planner.
16. Operational constructions as defined in section 2(w) of Kerala Town & Country Planning Act 2016 shall be treated as permitted use in the Master Plan Area.
17. Metro lines, Metro stations, Mass transit stations and lines & all other supporting developments shall be treated as permitted uses in the Master Plan Area. The alignment of the proposed Metro lines as indicated in the maps are tentative and may vary during implementation.
18. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required on any of the provisions of the Master Plan in consultation with the Chief Town Planner concerned of the Local Self Government Department (Planning).
19. Expansion of Public and Semi Public Institutions and their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in special zones, high risk zones and Heritage zone
20. Disaster mitigation projects by competent authorities, Transmission / telecommunication towers, wireless stations, ATMs, water tanks, waste management units public utility buildings/structures and buildings under government approved schemes shall be treated as permitted uses in all zones.
21. Projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with concurrence of the Town Planner in all zones, irrespective of the zoning regulations, if such uses are not included in the permitted uses or uses restricted 1 or uses restricted 2 as per the zoning regulations applicable.
22. In case of uncertainty in identifying the alignment and boundary of drain, canal, river, existing public road, railway line and in the absence of survey boundaries for the same in the Proposed Land Use Maps, it shall be referred to the actual position on ground as well as revenue records and decision taken by the Secretary in this regard shall be final.
23. The areas specially demarcated as Special Zones are to be procured as per the provisions of the Kerala Town & Country Planning Act 2016, by Kozhikode corporation or other agencies concerned. If the proceedings to procure such land have not been initiated within 7 years from the date of sanctioning of this Master Plan, the areas so specifically demarcated may be released and assigned to a use in the surrounding land use zone of the Proposed Land Use Map by the Secretary with the concurrence of the Town Planner, based on the application for building permit received.
24. If different land use zones falls within a single plot, all permitted/restricted uses in these land use zones, may be permitted in any part of the plot by the Secretary with or without the concurrence of the Town Planner/Chief Town Planner, as the case may be as per zoning regulations of such land use zones. However, for the part of the plot

which comes under Water body, Transport Zone, Recreational Zone, Wet Agricultural Zone, Buffer to treatment plant, Heritage zone, Irrigation canal and all Special Zones, this provision shall not be applicable.

25. Large Scale development projects in an area 1 hectare or more, exceeding an investment of Rs.100 Crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than Water body, Transport Zone, Recreational Zone, Buffer to Solid waste treatment plant, Defence land, Heritage zone, Irrigation canal and Special Zones. if not included in the permitted uses or restricted uses as per zoning regulation applicable. In such cases, the recommendation of a committee with constitution as below shall be obtained, subject to satisfying the process laid out here under and the Secretary shall comply the same while issuing permit.

Also, Adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management, power supply etc. Separate systems for management of solid waste and sewage shall be provided and maintained by the developer at his cost. The project shall be completed within a period of 5 years or as suggested by the Committee.

25.1 Procedure to be followed

- (a) The developer shall submit the project report, detailing the demand, feasibility and Environmental Impact Assessment aspects of the project, together with the approval, if necessary, obtained from the Ministry of Environment and Forests, Government of India to the Convener of the committee and the Convener shall make all arrangements for convening meeting of the committee at the earliest and the committee shall consider and dispose of the project report within a period of one month from the date of receipt of the same.

- (b) The constitution of the committee shall be as given under:

Principal Secretary/Secretary to Government, Local Self Government Department	- Chairperson
The Director, Local Self Government Department (Urban)	- Member
The Chief Town Planner, Local Self Government Department (Planning)	- Convenor
The District Town Planner of the LSGD (Planning)	- Member
Secretary(s) of Local Self Government(s) concerned	- Member(s)

- (c) The Convener shall fix the venue, date and time of the meeting in consultation with chairperson and shall be responsible for safe custody of records and communications thereof.
- (d) The meeting shall be presided over by the Chairperson or in his absence by a member to be authorised by him.
- (f) The developer shall also produce before the committee, all required clearances from the State and Central Government agencies concerned.
26. There shall be a building line of 6 m from the right of way of NH66 Bypass and proposed right of way of Mini Bypass (Meenchanda-Arayidathupalam-Westhill Chungam road), 4.5 m building line for other roads having proposed width of 30m & 24 m and 3.0 m building line for all other roads having proposed width less than 24 m unless otherwise specified in the Master plan or Detailed Town Planning Schemes or detailed road alignments appended with the Master Plan.
27. Width of the access road mentioned in this zoning regulations shall be the whole right of way of the existing road including service roads if any.
28. No constructions shall be permitted other than compound walls, essential protection walls for water body, well, irrigation ponds, jogging track and cycle track maintaining the ecological character of the area within 5m from boundary of Poonur river, within 10m from boundary of Mampuzha, Kallai River, Chaliyar, Feroke River and Korapuzha and 3m from boundary of *thodu*/Cannoli canal/natural drainshaving width more than 5m and 2m from boundary of any *thodu*/natural drains having minimum width above 2.0m and up to 5.0m.
29. Wherever the width of the Cannoli canal is less than 15m, the minimum distance between the centreline of Cannoli Canal and any construction/building other than compound wall shall be 10.5m. Regulations issued by government, if any, as part of developing Cannoli canal as national waterway shall prevail over this provision.
30. Fisheries-related industries are permitted in areas within a distance of 500m from the High Tide Line of Sea irrespective of other Zoning regulations
31. For all constructions in corner plots abutting roads having existing or proposed width 7m or more, a visibility triangle shall be provided. The road-abutting side dimensions of visibility triangle shall be $1/4^{\text{th}}$ of the proposed/existing width of road abutting on that side subject to minimum of 5m.
- a) No constructions other than compound walls up to a height of 0.90m shall be carried out within the visibility triangle.
- (b) In the case of proposed roads or widening of existing roads, this distance shall be measured from the edge line of the proposed road and for this purpose and the proposed width of the road shall be considered as the width of the road.

- c) All sight distance obstructions like bushes, trees, and hoardings in the visibility triangle shall be removed and no obstructions shall be permitted from a height of 0.90 m to 2.4m from road level to improve visibility and safety. However transparent grill work with at least 80% transparency can be provided in this area.

Note :this provisionshallnot apply for those roads for whichdetailed road alignment planswith building lines and visibility triangles(splay) are incorporated in the master plan

- (32) Only the existing areas under Public and Semi Public uses,wet agricultural ues, irrigation canaland water body are intended to be included under Public and Semi Public zone,wet agricultural zoneirrigation canal and water body respectively. If any private property put under uses other than those permitted or restricted in the above zones has got included within such zones, the Secretary may, with the concurrence of the Town Planner, after verification of the revenue records and ownership documents, accord sanction for development by adopting the regulations of the surrounding land use zone in the proposed land use map, subject to the provisions as per applicable Acts, Rules and Government Orders in force in the State.
- (33) If public activity ceases or do not exists in a private land, uses permitted/ restricted in the surrounding land use zone shall be allowed in the plot with the concurrence of the Town Planner, if no records are available with Kozhikode corporation regarding any proposal for acquiring that particular land for any public use at the time of application for building permit or for land development.
- (34) All the sanctioned road alignment incorporated with the previous master plan (Master Plan for Kozhikode Urban Area – 2035) shall deemed to be revoked or replaced as per the road alignment plan attached in annexure III of this master Plan
- (35) All Permitteduses and all restricted uses in High density residential zone, Commercial Zone, Mixed use zone and Public and Semi-Public Zone may also be permitted by the Secretary, with or without concurrence of Town planner/Chief Town planner as the case may be, if not allowable otherwise as per the respective zoning regulations, on both sides of the following roads (as per this Master Plan) in High density residential zone, Mixed use zone, Tourism promotion zone and Low intensity industrial zone in land upto a depth shown against each road in the table 30.1.1 below:

Sl. No.	Existing width of road or ROW Proposed in Master Plan (in Metres)	Depth on both sides of the road up to which this provision is applicable (in metres)
1	15 m and above but below 24m	100m
2	24 m and 30m	150m

T	3	45m	250 m
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ble 30.1.1 Land use zones based on road width

30.2. Permitted uses and restricted uses

Permitted uses and restricted uses in each zones shall be regulated as per the table 30.1 below.

Table 30.1. Zone wise Land use Regulations

Sl.No.	Uses Permitted	Uses restricted-1	Uses restricted-2
1	High-density Residential Zone		
	All Residences including apartments, Night Shelters, Orphanages, Convents, Old Age Homes, Dharmasala, Residential Quarters.	Fuel filling stations Ashrams/Mutt/ Madrassa.	
	Palliative care centers/rehabilitation centers and dialysis units up to 300 Sq.m floor area		
	Shops, godowns, professional offices, banks & other financial institutions, restaurants, Hostels, hotels- Total Floor area of all such buildings use limited to 500sqm floor area	Public utility areas and buildings other than those included in the permitted use	
	Cottage Industries, Service industries of non-nuisance type (Annexure 1) with power limited to 20 HP.		
	Poultry farm, Dairy, and Kennel up to floor area of 200Sq.m		
	All Educational institutions offering general education(up to higher secondary school level)		
	Health institutions essentially serve the needs of A residential community such as dispensaries, clinics (OP), Diagnostic centers, having a floor area not more than 500 Sq.m.		
	Community facilities such as community halls, recreational clubs, gymnasium/ yoga centers, libraries, etc. all having a floor area not more than 500 Sq.m.		
	Tot lots, parks, playgrounds, water treatment plants		
	Plant nurseries, Pump houses, Wells, and Irrigation Ponds		

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2
	<i>Provided that the access road has a width of 5m minimum.</i>		
	Automobile workshops for two/ three wheelers – floorarea up to 200 Sq.m		
	<i>Provided that the access road has a width of 7 m minimum</i>		
	Hospitals / Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery-floor area all up to 1000 Sq.m	LPG distribution centers up to200 Sq.m floor area (excluding bottling plants and bulk storage), Parking Plaza	
	Higher order Educational institutions		
	Cottage Industries, Service industries of non-nuisance type (Annexure 1) with power limited to 50 HP		
	Shops, godowns, weighbridges, professional offices, Hotels, banks & other financial institutions, restaurants - limiting floor area of all up to 1000 Sq.m		
	<i>Provided that the access road has a width of 12m minimum</i>		
	Hospitals, Auditorium / Wedding Halls / Community halls up to Floor area 2000 Sq.m		
	Shops, professional offices,godowns, lodges, hotels, banks & other financial institutions,		
	<i>Provided that the access road has a width of 15m minimum</i>		
	Hospitals, Auditorium / Wedding Halls / Movie Halls/ Community halls		Multiplex
2	Mixed Use Zone		
	<i>All uses permitted/restricted in Mixed Use Zone may also be permitted or permitted with concurrence of the Town Planner, as the case may be, by the corresponding authorities in the land to a depth of 200m on both sides of NH 66 Bypass and to a depth of 100m on both sides of roads having existing or proposed width not less than 24m, in all zones except in Recreational zone, Wet agriculture zone, environmentally sensitive area, Heritage zone, and special zones</i>		
	All residences including apartments, Tourist Resorts, Guesthouses, Lodges, Night Shelters, Orphanages, convent Old Age Homes, Dharmasala, Residential Quarters, Hostels, Hotels and Boarding houses.	Fuel Filling Stations, Parking Plaza	
	Ashram/Mutt/Madrassa Palliative care centers / rehabilitation center and dialysis units up to 300 m ² floor area		

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2
	Following uses limiting the floor area up to 1000 Sqm. Shops, professional offices, banks & other financial institutions and restaurants	Public utility areas and public utility buildings other than those included in the permitted use	
	Cottage Industries, Service Industries of non-nuisance Nature (See Annexure-I), with power limited to 50HP	Places of Worship,	
	Educational institutions essentially serve the needs of the residential communities such as nursery schools, kindergartens, and schools offering general education (up to higher secondary school level) and Sports institutions		
	Following uses limiting the floor area up to 1000 Sqm. Health institutions essentially serve the needs of the residential communities such as dispensaries, clinics, nursing homes, etc. Community facilities such as community halls, recreational clubs, gymnasium, yoga centers, libraries, etc.		
	Utility installations and civic amenities essentially serve the needs of the residential communities		
	Tot lots, parks, play grounds, and incidental buildings		
	Poultry farm, Dairy and Kennel up to 200Sq.m		
	Plant nurseries, Pump houses, Wells, and Irrigation Ponds		
<i>Provided that the access road has a width of 5m minimum</i>			
	Automobile workshops for two/ three wheelers – floor area up to 200 Sq.m		

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2
	<i>Provided that the access road has a width of 7 m minimum</i>		
	Following uses up to floor area 2000 Sqm :Shops/ Professional Offices/ Commercial Offices, Hotels, weighbridges, Banking and Financial institutions	LPG distribution centers(excluding bottling plants and bulk storage) Following uses up to 200 Sq.m Floor area : storage, handling, manufacturing processing of highly combustible, explosive, poisonous, irritant, corrosive, toxic, or noxious materials or products or any products or materials producing dust	
	Following uses up to floor area 2000 Sqm : Hospitals, Clinics, Diagnostic Centers, Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery		
	Cottage Industries, Service Industries of non-nuisance Nature (See Annexure-I) with power limited to 50 HP		
	Automobile wash stalls, automobile service stations, service garages with repairing facilities		
	<i>Provided that the access road has a width of 12m minimum</i>		
	Shops/ Professional Offices/ Commercial Offices, Banking and Financial institutions		Multiplex
	Hospitals, Health Centres, Shops/ Professional Offices/ Hotels/ Commercial Offices/ Banking and Financial institutions, Hospitals, Auditorium / Wedding halls / Community halls/Movie halls		
	Educational institutions of higher-order		

3 Low density Residential Zone			
Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2
	Following uses up to floor area 300 Sqm, coverage limited to 50%, height up to 12m and maximum of three habitable floors : All residences, Residential Flats/Apartments, Orphanages / Old age homes/Dharmasala Palliative care centers and dialysis units	All government, quasi-government or co-operative societies affordable housing projects Parking Plaza Fuel filling stations	
	Following uses up to 200 Sq.m floor area - Shops, commercial offices, restaurants and professional offices, Banking and financial institutions, Gymnasium, Yoga Centers, Clinics (Outpatient)		
	Following uses up to 200 Sq.m floor area with power limited to 20 HP- Service industries of non- nuisance nature (See Annexure I) and Cottage Industries including coir		
	Following uses up to 200 Sq.m floor area Health centres, Day care and crèches, Nursery/ Kindergarten, Library and reading rooms		
	Tot lots/ Parks/ Playgrounds and incidental buildings, Plant nursery, pump house, wells and Irrigation Ponds		
	Poultry farms, Dairy, and kennel up to 200 Sq.m floor area		
<i>In plots having access road width not less than 7 m</i>			
	Tourist resorts, Educational institutions up to higher secondary level.		
	Service industries of non-nuisance nature (See Annexure I) Up to 200 Sq.m Floor Area and power not exceeding 30 HP of power		
4 Commercial zone			

	All Shops including, Shopping malls, Movie halls, Hypermarkets, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units,	Fuel filling stations, Places of Worship	Multiplex
Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2
	Cottage Industries, Flourmills/Oil mills up to 100 m ² floor area, Automobile workshops, Automobile Service Stations, Cold storage, weighbridges, Service Industries of non-nuisance Nature (See Annexure I) with power limited to 30 HP), weighbridges, IT Hardware/ Electronic industries.	Other public utility areas & buildings	
	Godowns/Warehouse/Storage of non-hazardous materials, stacking yards.	Dairy farm, Poultry farm	
	Residences, Palliative care centers/rehabilitation Centre and dialysis units, all up to 300 Sq.m floor area, gymnasium/ yoga centers, Night shelters, orphanages, old age homes, Dharmasala, hostels and boarding houses, lodges and guest houses, convents, ashrams/mutts.		
	Residential apartments with at least two lower floors or 20% of built-up area whichever is less for commercial use (Requirements incidental to the residential area such as lobby can be provided in the commercial floors)		
	Hospitals, Clinics, Health centers, diagnostic centers and hospitals up to 1000 Sq.m.		
	Expansion of existing educational institutions, Educational institutions up to higher secondary level and following uses up to 1000 Sq.m floor area : Daycare, and Creche, nursery/Kindergarten, Social Welfare centers, Museum, Auditorium, Wedding Halls and Community halls		
	Public Utility areas & buildings such as Parking Plazas, Transport terminals, Plant Nursery, storage of agricultural produces and seeds, Fair Grounds, Markets, Parks &		

	playgrounds, Open-air Theatre		
	<i>Provided that the access road has a width of 7 m minimum</i>		
		Hospitals & health centers above 1000 m2 floor area, and Higher educational institutions	

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2
	Auditorium / Wedding Halls / Community halls and Convention Centers,		
5	Public & Semi-Public Zone		
	Additions and alterations to the existing buildings and addition of new blocks without altering the use, Buildings for incidental uses, Public Buildings including hospitals, educational Institutions, Libraries and Parks.	Parking Plaza, Cremation ground, crematorium, burial ground/common vault	
6	Religious Zone		
	Places of Worship, Additions and alterations to the existing buildings and Buildings for incidental uses.	Shops, Professional offices, Auditoriums, Parking plaza, Residential quarters, Cremation ground, crematorium, burial ground, common vault	
7	Tourism Promotion Zone		
	All residences, Residential Flats / Apartments, Hostels, and Boarding Houses, Restaurants/ Canteen/Resorts/Hotels, Orphanages / Old Age Homes/ Dharmasala, Night Shelters, Guest Houses, Lodges, Travel and Tourism Institutions	Fuel Filling Stations	
	Palliative care centers and dialysis units up to 300 m ² floor area		
	Following uses with floor area up to 500 Sq.m: Shops, Professional offices, Restaurants, Canteens, Hotels and Banking and Financial Institutions	Following uses with floor area up to 1000 Sq.m: Shops/godowns/Professional offices/ Banking and Financial institutions	
	Movie Halls, Convention Centre Ashram / Convent/ mutt, Museum, Exhibition Centers and Art Gallery, Open-air Theatre, Amusement Parks, Stadium, Fair Ground, Gymnasium / Yoga Centers, Tot Lots/Parks/Play Grounds, Swimming Pools,		
	Zoological and Botanical Gardens / Bird Sanctuary, Camping Site		

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2
	Cottage industries, Flourmills / Oil mills, service industries, etc. of non-nuisance nature (See Annexure-I), automobile workshops & automobile service stations, spray painting workshops, sawmills, ice factory, cold storage, weighbridges, water treatment plants, marble and granite storage/cutting centers, industrial estates & industrial parks of non-obnoxious and non- nuisance type industries	Public utility areas and buildings other than those included in the permitted use Cremation ground, crematorium, burial ground/common vault	
	Storage of non-nuisance nature/ sale of goods/ commercial and business offices incidental to the manufacturing activity	Parking plazas, other parking areas	
	IT/ITES software units, Information technology/ITES buildings and information technology/ITES, IT parks	Fuel filling stations, LPG distribution centers, excluding bottling plants and bulk storage godown.	
	Nursery schools, kindergartens, and schools offer general education (up to higher secondary school level).		
	Following uses with floor area up to 500 Sq.m: Community facilities such as community halls, recreational clubs, gymnasium/yoga centers, Reading Rooms, libraries, etc.	Places of Worship	
	Clinics, nursing homes, Diagnostic centers, Hospitals & Health Centers all up to 1000 m ² floor area) and Social Welfare centers, Public Utility Areas & Buildings		
8	Eco Tourism Zone		
	Residential Cottages for tourism purposes not exceeding 200 sqm, Exhibition Centers & Art Gallery Tot Lots, Cafeteria Pump House up to 20 Sq.m,- all up to 7m Height and with coverage up to 25%, Parks/Play Grounds, Fair Grounds, Open-air Theatre, Zoological, and Botanical Gardens/Bird Sanctuary, Camping Site, Swimming Pools, wells, and irrigation ponds, Paddy Cultivation, Repair of existing houses without increase in floor area and	Uses incidental to the recreational uses namely Retail shops/restaurants/ canteen up to a floor area of 100 Sq.m.	

	coverage		
Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2
9	Low-Intensity Industrial Zone		
	Cottage industries, Flourmills/ Oil mills, service industries, etc. of non-nuisance nature (See Annexure –I), automobile workshops & automobile service stations, spray painting workshops, sawmills, ice factory, cold storage, weighbridges water treatment plants, marble and granite storage/cutting centers, industrial estates & industrial parks of non-obnoxious non-nuisance type industries	Public utility areas and buildings other than those included in the permitted use Cremation ground, crematorium, burial ground/common vault Ashram /mutt, places of worship	
	Storage of non-nuisance nature/ sale of goods/ commercial and business offices incidental to themanufacturing activity	Parking plazas, other parking areas	
	IT/ITES software units, Information technology/ ITES buildings and information technology/ITES parks	LPG distribution centers, excluding bottling plants and bulk storage godown. Fuel filling stations	
	Residential buildings floor area up to 300 Sqm.and residences incidental toIndustrial use.		
	Following uses with floor area up to 500 Sq.m: Shops, godowns, Professional Offices, Banking, and Financial Institutions, Commercial Offices/ Establishments, Restaurants/Canteen/ Hotels		
	Nursery schools, kindergartens, and schools offer general education (up to higher secondary school level).		

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2
	Following uses with floor area up to 500 Sq.m: Community facilities such as community halls, recreational clubs, gymnasium/yoga centers, libraries, etc		
	Diagnostic centers, dispensaries, clinics, nursing homes, etc. and having a floor area not more than 200 Sq.m.		
	Public Utility areas and buildings, water treatment plants		
	Plant nurseries		
	Transport terminals incidental to industrial use		
<i>Provided that the access road has a width of 7 m minimum.</i>			
	Hospitals, Auditorium/ Wedding Halls/ Community halls/ Exhibition Centers and Art Gallery-floor area up to 1000 Sq.m		
10	Industrial Zone		
	All industries other than obnoxious and nuisance type (Annexure –I),Storage and handling of non hazardous materials. Weighbridges Boat and Uru Making. Automobile wash stalls, automobile service stations, service garages with repairing facilities, welding workshops.	Single-family residential building up to floor area 300 m ² , where the area is developed by lawfully built residential buildings and where no hazardous industries are located within immediate neighboring lands. shops up to a floor area 200 m ² , Storage, handling, manufacturing processing of highly combustible, explosive, poisonous, irritant, corrosive, toxic or noxious materials or products or any product or materials producing dust, obnoxious and nuisance industries (Annexure-II)	
	Industrial estates & industrial parks, IT/ITES software units	Cremation ground, crematorium, Burial ground/common vault	
	Residential uses incidental to industrial use	Tourism based infrastructure and any other activity incidental to industrial use	

11	Water Body		
Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2
	Boat jetties, bridges, retaining walls, fish landing centers, Water sports, Aqua culture		
12	Transport Zone		
	Transport terminals such as bus terminals/stand, truck/ lorry stand, boat jetty/ harbors, mobility hub, etc., offices and storage buildings incidental to the main use, auto-rickshaw stands, taxi stands, railway stations		
	Any incidental uses to the transport terminals Such as Parking plazas, Multiplexes, Retail Shops, Restaurants, Canteen, Residential apartments and any other uses which are integral or essential part of a transport terminal project.	Public Utility areas & buildings	
<i>provided that the access has a width of 18m minimum</i>			
	Container terminals		
13	Recreational Zone		
	Tot Lots/Parks/Play Grounds, Fair Grounds, Open-air Theatre, Zoological, and Botanical Gardens/Bird Sanctuary, Camping Site, Swimming Pools, Exhibition Centers& Art Gallery up to 10m Height Pump House up to 20 Sq.m, wells and irrigation ponds	Indoor Stadium, Reading Room, Uses incidental to the recreational uses namely Retail shops/Restaurants/canteen/cafeteria up to a floor area of 100 Sq.m, Amusement Parks, Uses incidental to the recreational uses	
14	Wet agricultural zone		
	Paddy Cultivation, all types of wet agriculture and horticulture	Minor Public Utility areas & buildings which will not affect the character of the area	

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2
	Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction.		
	Single dwelling units in conformity with the Conservation of Paddy Land and Wet Land Act in force in lands Designated as paddy land or wetland under the said Act		
15	IT Park		
	Information technology buildings and Information technology parks, allied uses, or as directed by the government.	All privately owned land outside the existing Cyber park area which is included in the zone “IT Park” may be treated as a Residential zone.	
16	Environmentally Sensitive Area		
	Pump House up to 20 Sq.m, wells and irrigation ponds, Paddy Cultivation	Single-family residential building up to floor area 200 m ² , where the area is developed by lawfully built residential buildings	
	Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction. Repair of existing houses		
	Protection walls for a water body, Walkways, Jogging track, Cycle track maintaining ecological character of the area.		
17	Buffer to Treatment Plant		
	All existing uses, repair, maintenance and alteration of existing buildings without increasing built-up area.		
	All industries other than obnoxious and nuisance type (Annexure –I), Storage and handling of non hazardous materials.		
18	Defence Land		
	Any constructions by Defence departments		
19	Port and allied Developments		

	All uses related to the port and uses incidental to the main use, quarters of staff working in the port, godowns and warehouses, Boat and UruMaking or as directed by the government.		
	Following uses Subject to concurrence from Beypore Port authorities with a maximum of 300 Sqm of floor area - Single family dwelling units, Retail shops, parks and play areas, truck terminals, weigh bridges, ice plants, light&service industries connected with port development other than obnoxious and nuisance type industries,godowns and warehouses.		
20	Irrigation Canals		
	All works undertaken or approved by concerned officer of Kerala State Irrigation Department.		
21	Heritage Zone		
	<p>As per the provisions of Section 91, sub-section (3), clause (iv) of the Kerala Town and Country Planning Act 2016, the following regulations shall apply to conserve the character of the following heritage areas/buildings, with due regard to the historical significance and/or architectural character of the area.</p> <ol style="list-style-type: none"> 1. The architectural character of the façade of the proposed construction shall be in tune with the surrounding environment and as per the advice of the Kerala Art and Heritage Commission. 2. The Local Self Government Institution concerned shall insist on any such recommendations of the Commission. 3. The Commission, if found necessary may entrust the following regulatory aspects to a Committee/Subcommittee, constituted for the purpose. 4. Changes if any required in the following regulations shall be permitted by the Commission on receipt of the recommendation of the Committee/Subcommittee constituted, if any, for the purpose. 5. In addition to the above, the following regulations shall also apply. 		

A. Tali temple & its precincts

(Re survey numbers 69, 70, 71, 72, 73, 74(p), 75, 76, 77, 78(p), 98(p), 115(p), 116, 117, 118(p), 119, 120, 123, 131, 132, 133, 134, 135, 153, 154, 155, 156(p), 157, 158(p), 159(p), 160(p), 163, 177, 178, 179, 181(p), 198, 199, 200, 203, 204, 205(p), 206(p), 210, 211, 212, 213(p) of revenue ward 18)

1. Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area comprised in the survey numbers listed above under this zone, shall be allowed except with prior written recommendation of the Kerala Art & Heritage Commission constituted by the Government under Section 86 of the Kerala Town and Country Planning Act, 2016 and Rule 103 of the Kerala Municipality Building Rules 2019, in order to conserve the heritage character of the area.

Provided that, no area or buildings or objects, which in the opinion of the said Commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to be altered from the existing condition without the prior written recommendation of the Commission.

Provided also that, the new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely;

- i)* The total number of stories including the existing if any shall not exceed two from the street level.
- ii)* The overall height of the construction including the existing structure if any, up to the topmost point of the proposed construction shall not exceed 10 meters from the average ground level.
- iii)* The use or reuse of any site or building shall be as per the recommendations of the commission.

B) I.Thiruvannur

(Re survey numbers 275(p), 278(p), 280(p), 281(p), 287(p), 302(p), 308(p), 309(p), 310(p), 311, 312(p), 313(p), 314(p), 315, 316, 317, 318(p), 319(p), 320(p), 321(p), 322, 323, 324, 325, 326, 327, 328(p), 329(p), 339(p), 340(p), 341(p), 342(p), 344(p), 345(p), 346(p), 348(p), 349(p), 350, 351, 352, 353(p), 354(p), 360(p), 371(p), 378(p), 379(p), 380(p), 381(p), 383(p), 437(p), 438, 439(p), 440(p), 441, 442, 443(p), 444(p), 445(p), 450(p), 453(p), 455(p), 456(p), 460(p), 461(p), 462, 463, 464, 465(p), 466(p), 467(p), 468(p), 469(p), 470 (p) of revenue ward 22)

	<p>II. Bilathikulam(Re survey numbers 1242(p), 1243(p), 1244, 1245, 1246, 1247(p), 1248(p), 1249(p), 1285(p), 1286(p), 1287, 1288(p), 1289, 1290(p), 1291(p), 1297(p), 1298(p), 1299(p), 1306(p), 1307(p), 1361(p), 1362(p), 1370(p), 1371(p), 1372(p), 1373(p), 1374, 1375(p), 1376(p)) of revenue ward 1)</p> <p>III. Varakkal(Re survey numbers 16(P), 17(P), 18, 19(P), 21(p), 22(P), 23, 24, 34, 35, 132(p), 133, 134, 135, 136(p), 137, 138, 139, 140, 141(p), 143(p), 144, 145, 146(p), 147, 148, 149, 174(p), 186(p) and 189(p)) of revenue ward 1)</p> <p>1. Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, comprised in the survey numbers listed above under this zone, shall be allowed except with prior written recommendation of the Kerala Art & Heritage Commission constituted by the Government under Section 86 of the Kerala Town and Country Planning Act 2016 and Rule 103 of the Kerala Municipality Building Rules 2019, in order to conserve the heritage character of the area.</p> <p>Provided that, no area or buildings or objects, which in the opinion of the said Commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to be altered from the existing condition without the prior written recommendation of the Commission.</p> <p>Provided also that the new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely;</p> <ol style="list-style-type: none"> i. The facade of the proposed construction and street character shall be in harmony with the architectural character of the heritage zone and as per the advice of the Commission. ii. The total number of stories including the existing if any shall not exceed two from the street level. iii. The overall height of the construction including the existing structure if any, up to the topmost point of the proposed construction shall not exceed 10 metres from the street level. iv. Provided further that, the use or reuse of any site or building shall be as per the recommendations of the Commission.

	C) Kuttichira Area
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(Re survey numbers 335, 384, 385, 386, 387, 388(p), 389, 400, 401, 402, 403, 404, 405, 406, 407, 408(p), 481(p), 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 499, 500, 501, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 518(p), 519 of revenue ward 12, and 5(p), 6, 7(p), 9, 10, 11, 12, 13, 14, 15, 16, 43, 44, 121, 122, 123,124, 125, 126, 127, 128, 129 of revenue ward 16)

1. Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, comprised in the survey numbers listed above under this zone, shall be allowed except with prior written recommendation of the Art & Heritage Commission constituted by the Government under Section 86 of the Kerala Town and Country Planning Act, 2016 and Rule 103 of the Kerala Municipality Building Rules 2019, in order to conserve the heritage character of the area.

Provided that, no area or buildings or objects, which in the opinion of the said Commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to be altered from the existing condition without the prior written recommendation of the Commission.

Provided also that the new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely;

- i) The facade of the proposed construction and existing street character shall be in harmony with the architectural character of the heritage zone and as per the advice of the Commission.
- ii) The total number of stories including the existing if any shall not exceed three from the street level.
- iii) The overall height of the construction including the existing structure if any, up to the topmost point of the proposed construction shall not exceed 12 meters from the street level.
- iv) The use or reuse of any site or building shall be as per the recommendations of the Commission.

D) SM Street

(Re survey numbers 113, 116, 117, 118, 119, 120, 121, 122, 123p,124, 144, 147, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164,165p, 166, 167, 175p, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 257, 258, 259, 260, 261, 262, 263 of revenue ward 7 and . 32, 33,34p, 35, 36, 37, 38, 39, 40, 41, 42(p), 43, 44, 45(p), 46, 47(p), 48, 49, 50, 51, 53(p), 54(p), 55, 56, 57, 58(p), 59, 60, 61, 62, 63, 64, 65, 66, 67, 72p, 73, 74, 75, 76, 77, 78, 79, 82(p), 83, 84, 85, 86, 87, 88, 89,

	<p>90, 91, 92, 93, 94, 95, 96, 97, 103, 104, 105, 106, 107, 108, 109 of revenue ward 10).</p> <p>1. Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, coming under this Zone, shall be allowed except with prior written recommendation of the Art & Heritage Commission constituted by the Government under Section 86 of the Kerala Town and Country Planning Act, 2016 and Rule 103 of the Kerala Municipality Building Rules 2019, in order to conserve the heritage character of the area. Provided that, no area or buildings or objects, which in the opinion of the said Commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to be altered from the existing condition without the prior written recommendation of the Commission.</p> <p>Provided also that, the new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely :</p> <ol style="list-style-type: none"> i. The total number of stories including the existing if any shall not exceed two from the street level. ii. The overall height of the construction including the existing structure if any, up to the topmost point of the proposed construction shall not exceed 10 meters from the street level iii. No basement floor shall be allowed. iv. Existing footprints of the buildings shall be maintained as such and no part of the building including hoardings/signage etc. shall be projected outside the plot boundary. v. The slope of the roof in facades (Pitch) shall be at an angle within the range 35-40 degrees from the horizontal and sloping towards the street. vi. The roof in the facade facing the street shall be finished with traditional Mangalore Pattern (M.P) terracotta tiles (natural terracotta colour). vii. The sunshades in facades if any shall have the same slope and finish as that of the main roof. viii. The exterior wall surfaces shall be finished in white or off-white colour. The exterior walls shall be given plain finish and no stucco/texture/or cover with facing material ornamentation be allowed. ix. The use or reuse of any site or building shall be as per the recommendations of the Commission.
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.E)Mananchira Area

Re survey numbers 9(p), 20(p), 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41,42, 108, 109, 110, 111, 112(p), 114p, 130(p), 131, 132, 133, 134, 135, 136, 137, 138, 139, 141, 142, 143, 145, 146, 148 of revenue ward 7 and 1, 2, 3, 4 of revenue ward 10 and 72p, 73p, 74p, 75p,97, 98, 99p, 100p, 101, 102, 103, 104, 105 of revenue ward 17

1. Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, comprised in the survey numbers listed above under this zone, shall be allowed except with prior written recommendation of the Kerala Art & Heritage Commission constituted by the Government under Section 86 of the Kerala Town and Country Planning Act, 2016 and Rule 103 of the Kerala Municipality Building Rules 2019, in order to conserve the heritage character of the area.

Provided that, no area or buildings or objects, which in the opinion of the said Commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to be altered from the existing condition without the prior written recommendation of the Commission.

Provided also that, the new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely;

- i. The facade of the proposed construction and existing street character shall be in harmony with the architectural character of the heritage zone and as per the advice of the Commission.
- ii. The total number of stories including the existing if any shall not exceed two from the street level.
- iii. The overall height of the construction including the existing up to the topmost point of the proposed construction shall not exceed 12 metres from the street level.
- iv. The use or reuse of any site or building shall be as per the recommendations of the Commission.
- v. These regulations shall be insisted only for 25m depth of land from the outer boundary of the streets surrounding Mananchira Square.

	<p>F) The list of heritage buildings within the Master Plan area is as shown below</p> <p>1. Old corporation Building, 2. Mayor Bhavan Building</p> <p>The façade and architectural features shall be as per the recommendations of the Commission.</p>
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22	Special Zones
<p>Developments in this zone may be permitted by the Secretary of LSGI concerned. For the projects proposed in paddy land, developments shall be subject to the provision of the Paddy Land and Wetland Act in force in the State.</p>	
Special Zone A (Mobility Hub)	
<p>Transit Terminal, Terminal for BRTS, Terminal for intercity and interstate buses, Monorail/Light Metro station, Boat jetty for waterway connectivity and Helipad, as main uses and parking plazas, shop cum office buildings, multiplexes, recreational spaces, residential apartments and uses incidental to it, if included as the integral part of the Transit/transport terminal project).</p>	
Special Zone B (Garbage Treatment Plant)	
<p>Solid waste treatment plant and Buildings/structures incidental to it.</p>	
Special Zone C (Slaughterhouse)	
<p>Slaughterhouse and uses incidental to it.</p>	
Special Zone D (Marine Park)	
<p>Area for development of Marine industries and related activities or as directed by the government.</p>	
Special Zone E (Tourist Village)	
<p>Ponds, Open air theatre, Swimming pools, Tot lots, canteen and other similar recreational activities, Water Theme park and allied activities</p>	

30.3. Risk Area Regulations:

In addition to the zoning regulations mentioned in respective land use zones in Chapter 30.1, the following guidelines shall also be adhered to for all constructions within *High-risk zone* and *Medium risk zones*. These provisions will prevail over the constructions permitted under the provisions of Kerala Conservation of Paddy Land & Wetland Act 2008

- a) Risk area regulations shall not be applicable to constructions as part of disaster management, projects envisaged within ‘special zones’ and all operational constructions as per section 2(w) of KTCP Act 2016, by any government agency if adequate provisions for disaster mitigation measures are incorporated in the project.

30.3.1 High-Risk Area

1. All existing authorized uses will be permitted to continue including their maintenance and strengthening works without increasing the built-up area.
2. Expansion of existing authorised buildings to the upper floors under permitted uses in respective zoning regulations will be allowed subject to condition that the built-up area of addition to the upper floor shall not exceed the existing built-up area of the ground floor of that building.
3. For such expansion of the existing authorized structure, a structural stability certificate from a registered Engineer A is required, unless KMBR requires otherwise for any particular construction.
4. New constructions shall be limited to single-unit residential buildings only subject to the following:
 - a) Residential buildings up to a total built-up area of 100 sqm on stilts of height above maximum flood level during the 2018 flood, may be permitted.
 - b) New constructions or additions shall have an open balcony /open passage/ terrace on the upper floors or an open stair connecting the upper floors to the ground facing the yard abutting the adjoining street to facilitate easy evacuation.
 - c) All new buildings or the addition of upper floors shall have a minimum of 50% of the roof terrace kept open to the sky, which shall be accessible to facilitate easy evacuation. The height of the compound wall shall not exceed 1.5 meters and no sharp-edged projections shall be fixed over the compound walls or gates.

30.3.2 Medium Risk Area

1. All existing authorized uses will be permitted to continue including their maintenance and strengthening works without increasing the built-up area.
2. Reconstruction or Expansion of existing buildings to the upper floors of all buildings under permitted uses in zoning regulations of the respective land use zone will be allowed subject to the condition that the total built-up area after reconstruction or expansion shall be limited to 150% of the total existing built-up area.
3. For such expansion of the existing authorized structure, a structural stability certificate from a registered Engineer A is required, unless KMBR requires otherwise for any particular construction.
4. New constructions will be permissible subject to the following:
 - a) All critical Infrastructure in the respective zones, permitted/restricted uses as per the respective zoning regulations with FAR limited to 1.5 and Coverage limited to 50%.
 - b) All new buildings or additions on the ground shall be built on basement/stilts above the highest flood level during the 2018 flood.

30.4. Development regulations within TOD zone ;

(1) The zoning regulations in the respective underlying land use zones shall apply to all constructions within TOD zones also with additional regulations hereunder. However, the

floor area limitations specified in permitted uses and restricted uses under table 30.2.1 of respective land use zones shall not be applicable to the constructions within TOD zone except for all constructions under occupancy classifications G1, G2 and I of the Kerala Municipality Building Rules.

(2) The area as demarcated in the proposed landuse map (coming approximately within 500 m on both sides of the TOD corridors as tabulated in Table 30.4.1) constitute TOD zone.

a) TOD corridors

Table 30.4.1 TOD Corridors

SI No.	Corridor
1	Continuous stretch of NH 66 (Kannur road) from Pavangad to Manorama Junction
2	Continuous stretch of NH 66 (Madras road) from Mananchira to Feroke - new bridge
3	Continuous stretch of NH 766 (Wayanad road) from Mananchira to Moozhikkal
4	Continuous stretch of Mavoor road from Mavoor road Jn. To Medical college
5	Continuous stretch of NH 66 bypass road from Purakkaattiri to Palazhi (corporation limits)

(3). Maximum permissible FSI values with and without additional fee within TOD zone shall be as per table 30.4.2 below.

Table 30.4.2 FSI values within TOD zone

Sl. No	Occupancy as per KMBR	Maximum permissible F.S.I.	
		Without additional fee	With additional fee of Rs 5000 per sq. metre for the additional area
1	2	3	4
1	Residential A1	3.0	5.0
2	Lodging houses & Special Residential A2	2.5	5.0
3	Educational B Upto Higher Secondary	2.5	3.6
	Other educational Buildings	2.5	3.6
4	Medical/Hospital C	2.5	4.2

5	Assembly D	1.5	3.0
6	Office E	3.0	5.0
7	Mercantile/Commercial F	3.0	5.0
8	Industrial-I G1	3.5	-
9	Industrial-IIG2	2.5	4.0
10	Storage H	3.0	4.0
11	Hazardous I	1.2	-
12	Multiplex complex J	3.0	5.0

Note : 1. Additional FSI as per column 4 shall be permissible on payment of fee of Rs 5000 per sq. metre for the additional area provided in excess of FSI values as per column 3

Note 2. In the case of a multiple occupancy building as well as a group of buildings within a plot other than Group G1, G2 and I occupancies, the maximum permissible Floor Space Index shall be the weighted average of the Floor Space Index under the respective occupancies.

Note 3. All other respective provisions specified in the rules for FSI and Coverage as per Kerala Municipality Buildings rules shall invariably be applicable within TOD zone also.

4. There shall be no compound wall, except retaining walls, constructed in the space between street boundary and mandatory building line other than for residential buildings up to four dwelling units and educational buildings where the compound wall may be permitted to build under the following conditions:
 - i. The total height of the compound wall shall not exceeds 1.2 m from the adjoining street level.
 - ii. Minimum 80% transparency shall be maintained for the height above 0.6 m height from the adjoining street level.
5. Wherever any heritage zone falls within the TOD zone, provisions of heritage zone shall prevail over the regulations under TOD zones.
6. At least the street facing portion of two lower floors of all building other than those occupancies under Group B, C and D shall be under E or F occupancies of KMBR in force.

30.5. Special Rules for granting compensation

Government will issue detailed guidelines for granting compensation for affected persons and contribution for betterment. However a suggestive concept is described herewith.

30.5.1 Compensation for affected persons

Implementation of various projects as detailed out in the Masterplan requires acquisition of private properties. Each person who loses their property by virtue of the implementation of the scheme will be compensated appropriately. A person who is willing to surrender the land required for the formation or widening of streets, expansion of railways/waterways/parks/ preservation of environmentally sensitive areas or for any other public purpose, shall be benefited by suitable compensations.

30.5.2 Betterment Levy

Every developer who enjoys the direct benefit due to the implementation of a specific proposal in the Masterplan, such as formation of new street or widening of existing street, shall pay a levy to the local body and the amount could be collected as development fund which could be utilized for rehabilitation, slum improvement and for affordable housing projects. For the formation of new roads, levy could be charged for the entire constructed floor area, where as for the widening of an existing street levy could be charged for the additional floor area which is permitted to be constructed for the proposed widening.

The implementation of projects mentioned in special zones would be realized by surrendering of land, collection of betterment levy or land pooling or a combination of these tools.

ANNEXURE I

LIST OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR LIGHT INDUSTRIES PERMISSIBLE IN VARIOUS ZONES.

1	Production of copra
2	Processing of arecanut
3	Rice and Flour Mills.
4	Production of rice, flour etc., by hand pounding.
5	Processing of Cardamom, ginger, pepper etc.
6	Production of Khandsri for sugar-cane
7	Carrying and preservation of fruits and production of jam, jelly etc.
8	Processing and preservation of cashew nuts.
9	Bakeries.
10	Production of Dairy Products.
11	Oil mills (vegetables)
12	Extraction of oil by ghani.
13	Manufacture of hydrogenated oil.
14	Manufacture of “aval” (Beaten rice) appam.
15	Production of vinegar.
16	Manufacture of soda, water, lemonade etc.
17	Manufacture of Ice.
18	Manufacture of ice cream.
19	Processing, packing and distribution of tea.
20	Processing, grinding, packing and distribution of coffee.
21	Manufacture of syrup.
22	Manufacture of beedi.
23	Manufacture of Cigar.
24	Manufacture of tobacco snuff.
25	Manufacture of chewing tobacco.
26	Cotton ginning, clearing, pressing etc.
27	Cotton spinning other than in Mills
28	Cotton spinning and weaving in Mills.
29	Cotton weaving in handloom.
30	Cotton weaving in power looms.
31	Handloom weaving.
32	Khadi Weaving in Handloom.
33	Printing of cotton textiles.
34	Manufacture of Cotton thread, rope twine etc.
35	Jute spinning.
36	Manufacture of jute products including repairing of gunny bags.
37	Weaving of silk by Handloom.

38	Manufacture of hosiery goods.
39	Making of embroidery products
40	Tailoring
41	Manufacture of quilts and mattresses.
42	Manufacture of Coir and Coir Products.
43	Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
44	Repairing of umbrellas.
45	Manufacture of wooden furniture and fixtures.
46	Manufacture of structural wooden goods such as doors, beams etc.
47	Manufacture of wooden industrial goods such as parts of handloom ambarcharka, bobbirs etc.
48	Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
49	Cane industry including baskets, weaving etc.
50	Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
51	Manufacture of paperboard and paper hand.
52	Making of paper boxes, bags, envelopes etc.
53	Printing and publishing of newspapers and periodicals.
54	Printing and publishing of books.
55	Miscellaneous printing works including type cutting, book binding.
56	Manufacture and repairing of leather shoes and chap pals.
57	Manufacture of leather products such as suitcase, bag etc.
58	Vulcanizing and repairing of tyres and tubes.
59	Manufacture of rubber gloves.
60	Manufacture of Rubber products such as rubber sheets, nipples and rubber shoes including smoke-rubber.
61	Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
62	Manufacture of agarbathi and other cosmetics.
63	Manufacture of plastic products such as nameplates etc.
64	Manufacture of lemongrass oil, candles etc.
65	Manufacture of cement products such as well-kerbs, tube, closets etc.
66	Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
67	Manufacture of stone wares.
68	Manufacture of stone images.
69	Manufacture of chinaware's and crockery.
70	Manufacture of large containers and chinaware.
71	Manufacture of glass and glass products.
72	Manufacture of clay models
73	Manufacture of iron and steel furniture.
74	Manufacture and repairing of brass and bell metal products.
75	Manufacture of aluminum utensils and other products.
76	Manufacture of tin cars and copper vessels.

77	Electroplating, tinsplating, welding etc.
78	Manufacture of agricultural implements, screws etc.(blacksmith and foundry)
79	Manufacturing assembling and repairing of machinery such as water pumps, oil mill chuck etc.
80	Manufacture of small machine tools and machine parts.
81	Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82	Manufacture of electrical machinery and repairing of electric motors armature winding etc.
83	Manufacture and repairing of electric fans.
84	Charging and repairing of batteries.
85	Repairing of radios, microphones etc.
86	Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87	Bodybuilding of motor vehicles.
88	Manufacture and repairing of motor engine parts and accessories.
89	Servicing and repairing of motor vehicle
90	Manufacture of cycles, parts and accessories.
91	Manufacture and repair of boats and barges.
92	Manufacture and repairing of animal drawn and hand drawn vehicles.
93	Repairing of photographic equipment, spectacles etc.
94	Manufacturing of medical instruments
95	Repairing of watches and clocks.
96	Manufacture of Jewellery.
97	Manufacture, repair and tuning of musical instruments.
98	Manufacture of sports goods, balloons etc.
99	Ivory, carving and ivory works
100	All industries classified as “green/non hazardous” by state/central government

ANNEXURE II

LIST OF OBNOXIOUS OR NUISANCE INDUSTRIES SUBJECT TO OBJECTIONABLE ODOURS, FUMES EFFLUENTS OR PROCESSORS TO BE LOCATED IN VARIOUS ZONES.

(Grouped under Indian Standard Industrial Classification)

I	Manufacture of Food Stuff :
1	Slaughtering, preservation of meat and fish and canning of fish.
II	Manufacture of Beverages:
2	Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery.
3	Production of country liquor and indigenous liquor such as toddy, liquor form mahua, palm juice.
III	Manufacture of Textiles :
4	Dyeing and bleaching of cotton
IV	Manufacture of Wood and Wooden Products :
5	Sawing and planing of wood.
6	Wood seasoning and creosoting
7	Manufacture of veneer and plywood.
8	Paper, pulp and straw board.
V	Manufacture of Leather and Leather Products :
9	Currying, tanning and finishing of hides and skins and preparation of finished leather.
VI	Manufacture of rubber, petroleum and coal products:
10	Manufacture of tyres and tubes
11	Manufacture of Industrial and synthetic rubber.
12	Reclamation of rubber.
13	Production of petroleum, kerosene and other petroleum products in refineries.
14	Production of chemicals and chemical products.
VII	Manufacture of chemicals and chemical products :
15	Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, and chlorine
16	Manufacture of dyes, paint, colours and varnishes, printing ink.
17	Manufacture of fertilizers (Specially from organic materials):
18	Manufacture of disinfectants and insecticides
29	Manufacture of ammunition, explosive and
20	Manufacture of matches.
VIII	Manufacture of Non-metallic mineral products other than petroleum and coal :
21	Manufacture of cement and cement products
22	Manufacture of Lime
23	Manufacture of Plaster of Paris.

IX	Manufacture of basic metals and their products :
24	Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.
25	Manufacture including smelting, refining etc., or nonferrous metals and alloys in basic forms.
26	Manufacture of Armaments.
X	Manufacture of machinery (other than transport) and electrical equipment:
27	Manufacture of all kinds of battery
XI	Miscellaneous items not covered above.
28	Incineration, reduction or dumping of offal, dead animals' garbage or refuse.
29	Manufacture of gelatin and glue.
30	Fat, tallow, grease or lard refining of manufacture.
31	Bone meal, bone grist and bone powder.
32	Manufacture of cashew nut shell oil.
33	Other similar types of nuisance industries.

ANNEXURE III

Detailed Road Alignment Plans

Sl No	Name of Road	From	To	Proposed Width(m)	Sheet Numbers
1	Madras Road	Mananchira	Feroke new bridge	24	1A – 1W
2	Kannur Road	Mananchira	Elathur Corporation Boundary	24	2A – 2CC
3	B C Road	Beypore Beach	Cherupuzha	24	3A – 3M
4	Francis Road – Methottuthazham	PushpaJn	Methottuthazham NH Bypass	18,15	4A – 4I
5	Mavoor Road	Mavoor Jn	Velliparamba Corporation Boundary	24,30	5A -5G
6	Wayanad Road	Mananchira	Chelavoor Corporation Boundary	30	6A – 6W
7	Coastal road II	Kothi	Beypore	18	7A – 7G
8	Meenchantha - Beypore Road	Vattakinar	Beypore River	18	8A-8N
9	Meenchantha – Civil station	Meenchantha	Civil Station	20,16	9A – 9W
10	Coastal Road I	Vengali NH 66	Butt road	24	10A-10I
11	Malikkadavu – Thanneerpanthal	Malikadavu Jn.	Thanneerpanthal	15	11A-11C
12	Canal Road	Mooriyad Bridge	Kalluthankadavu Jn.	18	12A-12B
13	Wset Hill - Karaparamba-Balusseri Road	West Hill-Chungam	Kakkodi Bridge	18	13A-13K
14	Mini Bypass	Arayedathupalam	Kavilthazham	18	14A-14B
15	Old Beypore Road	Chakkumkadavu	B C Road	18	15A-15O
16	MooriyadKunnathupalam Road	Mooriyad Bridge	Kunnathpalam	18	16A-16E

