

**DETAILED TOWN PLANNING SCHEME
FOR WARD No. 15(P) OF KOZHIKODE
CORPORATION**

DRAFT

July 2024

**Office of the Joint Director – Annex 2, Kozhikode
Local Self Government Department Planning**

4.6 RESERVATION OF LAND AND ZONING

4.6.1 ZONES AND REGULATIONS

1. For the implementation and enforcement of the proposals envisaged in this scheme, the areas have been zoned under various categories as listed below.
 - a) Area reserved for high density residential zone
 - b) Area reserved for proposed roads or widening of existing roads
 - c) Area reserved for Industrial Zone
 - d) Area reserved for public and semipublic zone
 - e) Area reserved for religious use
 - f) Area reserved for recreational zone
 - g) Special Zone C
 - h) Water Body
2. 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. 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 studied based on their performance characteristics and special locational factors. Such cases which come under this category are classified as “Uses Restricted”. Restricted-1 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the District office of the Local Self Government Department (Planning). Restricted -2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner of the Local Self Government Department (Planning).
3. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. All existing uses and legitimate constructions there every zone shall be permitted to continue.
4. If any portion of a zone is put to use which is not included in the permitted or restricted category as above before the sanctioning of the scheme, such use shall be termed as a 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 District Town Planner, the Local Self Government Department (Planning). The total built up area of such non confirming use shall not exceed 1.5 times the existing built up area.

5. Any use not specified either in the “uses permitted” or “uses restricted” category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the District Town Planner of the Local Self Government Department (Planning) having jurisdiction over the area.

4.6.2 ZONE WISE REGULATIONS

Table 4.1- Zoning Regulations

Sl.No.	Uses Permitted	Uses Restricted 1	Uses Restricted 2
1	Area Reserved for High Density Residential Zone		
	<p>All Residences including apartments, Night Shelters, Orphanages, Convents, Old Age Homes, Dharmasala, Residential Quarters.</p> <p>Palliative care centers/rehabilitation centers and dialysis units up to 300 Sq.m floor area</p> <p>Shops, godowns, professional offices, banks & other financial institutions, restaurants, Hostels, hotels- Total Floor area of all such buildings use limited to 500sqm floor area</p> <p>Cottage Industries, Service industries of non-nuisance type (Annexure 1) with power limited to 30 HP.</p>	<p>Fuel filling stations</p> <p>Ashrams/Mutt/ Madrassa.</p> <p>Public utility areas and buildings other than those included in the permitted use</p>	

	<p>Poultry farm, Dairy, and Kennel up to floor area of 200Sq.m</p> <p>All Educational institutions offering general education (up to higher secondary school level)</p> <p>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.</p> <p>Community facilities such as community halls, recreational clubs, gymnasium/ yoga centers, libraries, etc. all having a floor area not more than 500 Sq.m.</p> <p>Tot lots, parks, playgrounds, water treatment plants</p>		
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	<p>Plant nurseries, Pump houses, Wells, and Irrigation Ponds</p> <p>Automobile workshops for two/ three wheelers – floor area up to 200 Sq.m</p>		
<p><i>Provided that the access road has a width of 7 m minimum</i></p>			
	<p>Hospitals / Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery-floor area all up to 1000 Sq.m</p> <p>Higher order Educational institutions</p> <p>Cottage Industries, Service industries of non-nuisance type (Annexure 1) with power limited to 50 HP</p> <p>Shops, godowns, weighbridges, professional offices, Hotels, banks & other financial institutions,</p>	<p>LPG distribution centers up to 200 Sq.m floor area (excluding bottling plants and bulk storage), Parking Plaza</p>	

	restaurants - limiting floor area of all up to 1000 Sq.m		
2	Area Reserved for Proposed roads or widening of existing roads		
	Construction of new roads/streets/lanes widening of existing roads/streets/lanes, footpaths, bus bays, street furniture, utility service lines, authorized parking areas and authorized street vending activities.		
3	Area reserved for Industrial Zone		
	Agro based industries, Cottage industries, service industries of non-nuisance nature (See Annexure – I) automobile workshops & automobile service stations, spray painting workshops, saw mills, ice factory, cold storage, printing press, water treatment plants, marble and granite storage / cutting centers, industrial estates & industrial parks of no obnoxious and non-nuisance type industries.	Public utility areas and buildings other than those included in the permitted use	

	Storage of non-nuisancenature/ sale of goods/commercial and businessoffices incidental to themanufacturing activity.		
	IT/ITES software units, Information technology/ITES buildings and information technology/ITES parks	Parking plazas, other parking areas	
	Residential buildings floor area up to 300 Sq.m, residences incidental to industrial use.		
	Shops, Professional Offices, Banking and Financial Institutions, Commercial Offices/ Establishments, Restaurants/Canteen/Hotels–floor area of all up to 100 Sq.m		
4	Area Reserved for Public and Semi Public Zone		
	Local/State/Central Government/Public-sector Offices and Public Buildings. Educational buildings, hospitals, and other healthcare centres, libraries, training centers and parks.	Parking Plaza, Cremation Ground, Crematorium, Burial ground / Common Vault. Any constructions in plots owned by public agency.	

	<p>Public Utility Areas and Buildings</p> <p>Additions and alterations to the existing buildings and addition of new blocks without altering the use. Ancillary buildings and buildings incidental to the permitted uses such as residences, hostels etc.</p>		
5	Area Reserved for Recreational Zone		
	<p>Parks/Play Grounds, Fair Grounds, Open air Theatre, Tot Lots.</p> <p>Any construction/land development essential for the development/ improvement of open-air recreational facilities, Pump House up to 20 sq.m, wells and irrigation ponds, ATM.</p> <p>Expansion and re-use of existing cultural buildings for uses such as Museum, Cultural Activities etc. without hampering the character of the building,</p>		

	Incidental buildings such as Club, Reading Room, Cafeteria, etc. Water Treatment Plant below 5 MLD		
6	Area Reserved for Religious Use		
	Places of worship, Other religious uses. Incidental uses such as residential quarters, reading rooms, cafeteria, shops etc.	Professional office, Auditorium, dining hall, Parking Plaza, Cremation Ground, Crematorium, Burial ground/ Common Vault.	
7	Special Zone C		
	Slaughter house and uses incidental to it.		
8	Waterbody		
	Boat jetties, bridges, retaining walls, fish landing centres, Water sports, Fish farming.		

4.6.3 GENERAL REGULATIONS

1. All future developments shall be in conformity with the provisions of Kerala Municipality Building Rules, unless otherwise specified in this Detailed Town Planning Scheme. Also, provisions/regulations if any applicable under the Kerala Conservation of Paddy Land & Wetland Act 2008, Disaster Management Act, Archaeological Sites and Remains Act, Coastal Zone Regulations, Aircraft Act 1934, Environment Protection Act 1986 and any other applicable statutes as amended from time to time shall prevail over the respective provisions of this scheme.
2. Existing areas and structures of archaeological importance & religious uses may be permitted in all the zones and shall not constitute non-conforming uses.
3. Expansion of existing public and semi-public institutions to adjacent plots irrespective of the land use in which such adjacent plot is zoned for shall be treated as ‘uses restricted-1’ with the concurrence of the District Town Planner, Local Self Government Department (Planning). However, this provision shall not be applicable for land zoned as ‘Area Reserved for Pond.’
4. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 under the Environment (Protection) Act, 1986 and its subsequent amendments shall be applicable to the area under this scheme.
5. Every building shall be provided with an appropriate technique such as Pipe composting/Biogas plants/vermin composting etc. for processing organic waste at the source itself. Proper drawings should be supplemented with the building permit applications to the Municipal Corporation.
6. Operational constructions as defined in Kerala Town and Country Planning Act 2016 shall be treated as permitted use in the scheme area.
7. Disaster mitigation projects by competent authorities shall be permitted in all zones.
8. Transmission / telecommunication towers, wireless station, ATMs, water tanks and waste management units and public utility buildings / structures shall be treated as permitted uses in the scheme area.
9. Irrespective of zoning regulations, buildings under government approved schemes shall be treated as permitted uses in the scheme area. 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 built up zones such as Area Reserved for Residential Use, Area Reserved for Commercial Use, Area Reserved for Mixed Use (Residential/Commercial), Area Reserved for Public and Semi Public Use, etc. if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable.

10. Fisheries-related industries are permitted in areas within a distance of 500m from the High Tide Line (HTL) as per prevailing Coastal Zone Management Plan (CZMP) as per CRZ Notification, irrespective of other Zoning regulations subject to satisfying Coastal Regulation Zone Notifications.
11. Prevailing Coastal Regulation Zone Notifications and provisions of the Kerala Conservation for Paddy and Wetland act 2008 and its amendments will prevail over all the provisions in this Scheme.
12. Subject to zoning regulations of the respective use zones, more than one use may be combined in a building or a group of buildings within a plot, provided that the area of individual use shall be limited to that prescribed for each such use in the zoning regulation for the respective zone.
13. No constructions other than side protection drain covers, bridges, culverts and essential protection works are permitted in drains in the scheme area. Also no constructions shall obstruct the flow of natural drains are permitted in the scheme area.
14. In the case of any future pooling/amalgamation of privately owned plots, existing private roads or private lanes there in under the exclusive right of such plot owners may also be allowed for inclusion in such pooling/amalgamation, if required.
15. If different landuse zones fall within a single plot, all uses permitted as per zoning regulations of such land use zones may be permitted by the Secretary in the plot. If application submitted includes any of the restricted uses and not included in such permitted uses, the Secretary shall issue permit with the concurrence of the Town Planner/Chief Town Planner, as the case may be.

However, for the part of the plot which comes under 'Area Reserved for Pond' and 'Area Reserved for Roads', this provision shall not be applicable.

16. Large Scale development proposals in an area not less than 1 hectare, exceeding an investment of Rs.100 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 persons may be permitted in any zone (if not otherwise permitted by the Zoning Regulation), subject to the recommendation of a committee with the Principal Secretary, Local Self Government Department as chairman, consisting of the Director, Local Self Government Department (Urban), the Chief Town Planner of Local Self Government Department (Planning) (Convenor), District Town Planner, Kozhikode District of the Local Self Government Department (Planning) and the Secretary, Kozhikode Corporation as members and satisfying the following conditions
 - a) The developer shall produce a project cum feasibility report and environmental impact assessment report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.
 - b) The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.
 - c) Adequate provision shall be made for supporting infrastructure such as water supply, Sewerage, Solid Waste Management, etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his /her cost.
 - d) Adequate Memorandum of Understanding between the developer and the Secretary of Kozhikode Municipal Corporation concerned shall be undertaken to bring this into effect.
 - e) Minimum access width shall be 12 metres.
 - f) The project shall be completed within a period of 5 years or as decided by the committee.
17. The Government shall have powers, if any doubt arises with regard to the interpretation or otherwise of any provisions or if any difficulty arises in the

implementation of any provision, to clarify the doubt or to issue necessary direction to removing the difficulty.