

**DETAILED TOWN PLANNING SCHEME FOR
SECTOR No. 9, WARD 5 OF KOZHIKODE
CORPORATION (REVISED)**



August 2025

**Local Self Government Department (Planning)
Kozhikode District**

CHAPTER 4. DETAILED TOWN PLANNING SCHEME FOR SECTOR NO. 9, WARD 5 OF KOZHIKODE CORPORATION (REVISED) - SCHEME RULES

4.1 TITLE

This scheme may be cited as the Detailed Town Planning Scheme for Sector No. 9, Ward 5 of Kozhikode Corporation (Revised).

4.2 DEFINITIONS

In this scheme unless, the context otherwise requires:-

- a) “Act” means the Kerala Town and Country Planning Act 2016 (Act 9 of 2016).
- b) “Building Line” means the line up to which the plinth of a building adjoining a street or an extension of a street or a future street may lawfully extend. It includes the line prescribed, if any, in a town planning scheme in force in the area beyond which no portion of the building may extend except as prescribed in the prevailing building rules or specifically stipulated in this scheme.
- c) “Chief Town Planner” means the Chief Town Planner of the Local Self Government Department (Planning).
- d) “Date of Scheme” means the date of publication of the notice in the official gazette intimating the fact of sanction of the scheme by the Government under sub-section 6 of section 46 of the Act.
- e) “Government” means the Government of Kerala.
- f) “Map” means a map annexed to the scheme.
- g) “Responsible Authority” means the Secretary, Kozhikode Corporation.
- h) “Schedule” means a schedule appended to the scheme.
- i) “Scheme” means the “Detailed Town Planning Scheme for Sector No. 9, Ward 5 of Kozhikode Corporation (Revised).
- j) “Street” means a private street or a public street, synonymous with road and giving access to more than one plot.
- k) “Town Planner” means the District Town Planner of the Local Self Government Department (Planning) having jurisdiction over the area.

4.3 AREA OF THE SCHEME

The revised scheme covers an area of 115.13 hectares of land, bordered by Balan k Nair Road to the north Wayanad Road to the west, Canal Road to the east, and Mavoor Road to the south, The area to which the scheme applies shall be within the inner edge of the boundary

lines marked as scheme boundary in the legend of the maps. Land assembly pertaining to the scheme is detailed in schedule I (form II).

4.4 ESTIMATE OF THE COST

An estimate of the total and net cost of the scheme is given in form No.VI, Schedule 5. The net cost is proposed to be financed as therein stated. The estimate is liable to such revision as the responsible authority may consider necessary.

1. The execution of any works which, under the scheme, are to be executed by the responsible authority or the Council or any other agency may be undertaken in such order and at such time as the Trust may determine and completed within the period of 20 years unless the Government for financial or other reasons, order otherwise.
2. The responsible authority shall have power to specify any date or period within which the execution of anyworks which under the scheme are to be executed by any authority, owner or other persons as the responsible authority thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient operation of the scheme.

4.5 STREETS

1. Subject to the provisions of the scheme, all streets mentioned in Schedule 2 (Form No. III) shall be constructed by the responsible authority as shown in the Map DSN/04 provided that reasonable modifications in the alignment of streets or in the layout of any portion of the area, may be made by the responsible authority with the approval of the Chief Town Planner.
2. The streets mentioned in Schedule III and shown in map No. DSN/04 shall be demarcated, formed and constructed by the responsible authority in such manner as he thinks necessary for the proper development of the area or expedient for the safety or convenience of the public, provided that two-third of the entire cost of acquisition of lands and of metaling, surfacing, draining and lighting of the streets, may be recovered from the owners or occupiers of lands and buildings abutting the streets in such proportion as may be decided by the responsible authority.

Provided also that whenever the owner has been required to pay or has paid the proportionate cost under the above provision or has been required to leave or has left

- lands freely for the streets, the Trust shall levy only such portion of the betterment contribution payable under the scheme or it may forgo the contribution entirely.
3. Any other private street that may be permitted in the area with the permission of the responsible authority and in conformity with the proposed development of the area, shall comply with the following conditions unless otherwise approved by the Chief Town Planner.
 - (a) Every street serving a residential area as a cart or carriage road shall be of at-least 7 m. width, provided that cul-de-sacs not more than 200 metres in length can be permitted a width of 3.0 m..
 - (b) Every street intended to form the principal approach or means of access to any particular residential site shall be at least 3.0 m. in width, provided that such site is considered suitable and approved by the responsible authority for building purposes and provided also that in the opinion of the responsible authority a street to be used as a cart of carriage way cannot be or need not be made in compliance with the requirements of sub clause (a).
 4. The responsible authority may with the sanction of the Town Planner, undertake to carry out any private street work or widening of any existing private street (not included in the scheme) whether with the consent of owners or occupiers of buildings or lands fronting or abutting on such streets, or by acquiring the land covered by the streets, provided that, the expenses incurred shall be paid by the owners or occupiers according to the frontage of their respective lands or in such proportions as may be settled by the responsible authority.
 5. The responsible authority may, notwithstanding anything contained in sub-clause(2) (3) and (4) above, with the approval of the Town Planner and subject to any agreement with the owners or occupiers as to the cost of construction, undertake to construct any new street within the area, when the owners of the lands, through which the street may pass, have surrendered lands free of cost for the street, and agreed to contribute the cost of constructing the streets, provided that if 50% of the owners or occupiers of land abutting on any new street have surrendered lands free of cost for the streets, or paid the cost of construction, the responsible authority shall undertake to construct the street without delay, and recover the balance from the remaining owners or occupiers.

6. No person shall build any wall or erect any fence or other construction or projection or make any encroachment in or over any land intended for use as a street or lane.
7. The responsible authority shall so far as the funds at his disposal may permit provide a sufficient and satisfactory system of drains along the public streets in the area affected.

4.6. RESERVATION OF LAND AND ZONING

1. The responsible authority, may, if it thinks in any particular case and subject to any conditions as he may impose, dispense with or modify with the concurrence of the Chief Town Planner, any of the requirements of the scheme other than the requirements made obligatory by any law, provided that it is satisfied that there are circumstances warranting such dispensation or modification.
2. Government may in any particular case and subject to any condition as they may impose and in consultation with the Chief Town Planner dispense with or modify any of the requirements of the scheme other than the requirements made obligatory by any law and their decision shall be final.

4.6.1. ZONES AND GENERAL REGULATIONS

1. For the implementation and enforcement of the proposals envisaged in this scheme, the areas have been reserved under various categories as listed below.
 - a) Area reserved for residential use
 - b) Area reserved for mixed use (Residential/commercial)
 - c) Area reserved for commercial use
 - d) Area reserved for public and semipublic use
 - e) Area reserved for religious use
 - f) Area reserved for parks and open spaces
 - g) Area reserved for Environmentally sensitive Area
 - h) Area reserved for proposed roads or widening of existing roads
 - i) Area reserved for pond /Drain
 - j) Area reserved for Transport Zone
 - k) Area reserved for TOD Zone.
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. Restricted -2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner.

3. 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 scheme. All existing uses in 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 Town Planner. 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 Town Planner.
6. 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 and Environment Protection Act 1986 shall prevail over the respective provisions of this scheme.
7. Existing areas and structures of archaeological importance & religious uses may be permitted in all the zones and shall not constitute non-conforming uses.

8. 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 Town Planner. However, this provision shall not be applicable for land zoned as 'Area Reserved for Parks and open spaces, Area Reserved for Pond.
9. 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.
10. Every building which generates bio degradable waste shall be provided with an appropriate technique such as Pipe composting/Biogas plants/vermicomposting etc. for processing organic waste at the source itself, unless centralised collection facilities are provided by any authorized agency. Proper drawings should be supplemented with the building permit applications.
11. Operational constructions as defined in Kerala Town and Country Planning Act 2016 including Development of Metro Rail / Mass Transit System and all its allied structures/buildings shall be treated as permitted use in the scheme area.
12. Metro lines, Metro stations, Mass transit stations and lines & all other supporting developments shall be treated as permitted uses in the Scheme Area. The alignments of the proposed Metro lines indicated in the maps are tentative and may vary during implementation.
13. Disaster mitigation projects by competent authorities shall be permitted in all zones.
14. Transmission / telecommunication towers, wireless station, ATMs, water tanks and waste management units and public utility buildings / structures shall be treated as permitted uses in all zones other than in Area Reserved for Parks and open spaces and Area Reserved for Pond.
15. Irrespective of zoning regulations, buildings under Government-approved schemes and public utility areas can be implemented/ constructed anywhere in the planning area, other than in the Area Reserved for Parks and open spaces and Area Reserved for Pond.
16. 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,

- 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.
17. 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.
 18. No constructions other than side protection drain covers and essential protection works are permitted in drains in the scheme area. Also no constructions obstruct the flow of natural drains are permitted in the scheme area.
 19. In the case of any future reconstitution/amalgamation of privately-owned plots, existing private roads and lanes therein may also be included in such reconstitution/amalgamation if required with concurrence of Town Planner.
 20. If different land use 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 Parks and open spaces and Area Reserved for Pond, this provision shall not be applicable.
 21. For all commercial buildings in Area Reserved for Commercial Use with floor area more than 1000m² shall be provided with at least one segregated toilet each for male, female and differently-abled persons, designated exclusively for public use, located in a prominent position with external accessibility, from among the mandatory sanitation facilities as per the applicable KMBR regulations.
 22. Large Scale development proposals in an area not less than 1 hectare, exceeding an investment of Rs.50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 100 persons may be permitted in any zone other than Area Reserved for Parks and open spaces and Area Reserved for Pond subject to the recommendation of a committee to be constituted by the Government, with the Principal Secretary, Local Self Government Department as chairman, consisting of the Director, Local Self Government Department (Urban), the Chief Town Planner (Convener), Town Planner 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 meters.
 - f) The project shall be completed within a period of 3 years if not specified otherwise..
23. Only the existing areas under Public and Semi Public uses, are intended to be included under Public and Semi Public Zone. 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 relevant records, ownership documents and surrounding developments, accord sanction for development by adopting the regulations of Area reserved for Residential zone or Area reserved for commercial zone in the proposed land use map, subject to the provisions as per applicable Acts, Rules and Government orders in force
24. 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.

4.6.2 Risk Area Regulations:

In addition to the zoning regulations mentioned in respective land use zones the following guidelines shall also be adhered to for all constructions within *High-risk Areas* and *Medium risk Areas*. 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 'Area Reserved for Transport Zone', all operational constructions as per section 2(w) of KTCP Act 2016 by any Government agency and all constructions in land upto 50 m on both sides of roads having existing or proposed width not less than 18m, if adequate provisions for disaster mitigation measures are incorporated in the project.

4.6.2.1 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 Architect/Engineer/Town Planner/Supervisor is required, unless KMBR requires otherwise for any particular construction.
4. New constructions shall be permitted but limited to single-unit residential buildings only subject to the following:
 - a) Residential buildings up to a total built up area of 100 m² shall be built on plinth at a level above 0.90m from finished ground level so as to enhance the evacuation time to some extent.
 - 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.
 - d) The existing ground level must be maintained, and filling up of the plot is prohibited.

4.6.2.2 Medium Risk Area

Constructions will be permissible subject to the following:

- a) All critical Infrastructure in the respective zones and all permitted/restricted uses as per the respective zoning regulations provided that the maximum permissible coverage shall be 50%,
- b) All habitable rooms of all new buildings or additions on the ground floor to the existing building shall be built on plinth at a level above 0.60m from finished ground level so as to enhance the evacuation time to some extent.
- c) For expansion of the existing authorized structure, a structural stability certificate from a registered Architect/Engineer/Town Planner/Supervisor is required, unless KMBR requires otherwise for any particular construction.

4.6.3 ZONE WISE REGULATIONS

Table 4.1 Zoning Regulations

Sl.No	Uses Permitted	Uses Restricted 1
1	Area Reserved for Residential Use	
	<p>Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, night shelters, orphanages, old age homes, dharmasala, residential quarters. Day care and creche, nursery/ kindergarten and schools offering general education (up to high school level)</p> <p>Shops, professional offices, banks and other financial institutions, restaurants, hotels- all limiting floor area upto 300 m².</p> <p>Health institutions essentially serving the needs of residential community such as dispensaries, clinics, diagnostic centers, palliative care centers, dialysis units, etc - all limiting floor area up to 500 m².</p> <p>Community facilities such as Auditoriums, community halls recreational clubs, gymnasium/yoga centers, library etc all limiting floor area up to 500 m².</p> <p>Cottage industries, auto mobile workshops (2/3 wheelers), service industries of non-nuisance nature (See annexure I)</p>	Places of Worship
	<i>Following uses in land on both sides of the roads having an existing or proposed width of 12 m or more (as per this Detailed Town Planning Scheme), subject to access provisions under prevailing KMBR:-</i>	
	Shops, professional offices, banks and other financial institutions, restaurants, auditoriums,	

	hotels, health institutions essentially serving the needs of residential community such as dispensaries, clinics, diagnostic centers, palliative care centers, dialysis units, community facilities such as community halls recreational clubs, gymnasium/yoga centers, library etc - all limiting floor area up to 1000 m ² .	
2	Area Reserved for Commercial Use	
	<p>All Shops including Shopping Complexes, Shopping malls, Hypermarkets, Restaurants, Hotels, Markets</p> <p>Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units, offices related to various organisations, Training Institutes/Centres.</p> <p>Godowns/Warehouse/Storage of non-hazardous materials, stacking yards.</p> <p>Cold storage, weigh bridges</p> <p>Printing press, IT hardware/electronic industries</p> <p>Movie Halls/ Auditorium/Wedding Halls, Museum/ Community Halls, Convention Centers, social welfare centres, exhibition centres, art gallery, open air theatre, gymnasium/yoga centres.</p> <p>Cottage Industries, Automobile workshops, Automobile Service Stations, Service Industries of non-nuisance nature (See Annexure I)</p> <p>Parking Plazas, Transport terminals.</p>	<p>Fuel Filling Stations</p> <p>Clinics, diagnostic centres, Hospitals up to 300 beds</p>

	<p>Single Family residences with floor area limited to 300 Sq.m, Expansion of existing residential buildings, Night shelters, orphanages, old age homes, Dharmasala, hostels and boarding houses, lodges and guest houses,</p> <p>Residential Apartments (at least the street facing portion in two lower floors of residential apartments shall be under E or F occupancies of KMBR in force).</p> <p>Health institutions essentially serving the needs of residential community such as dispensaries, clinics, diagnostic centers, palliative care centers, dialysis units etc.</p> <p>Govt. or Public sector offices, expansion of existing educational institutions</p> <p>Fair Grounds, Markets, Parks & play grounds, Open air Theatre.</p> <p>Note : Parking space for all proposed commercial building shall be 105% of that specified as per KMBR in force</p>	
3	Area Reserved for Mixed Use	
	<p>Uses permitted in area reserved for residential use.</p> <p>All permitted uses in 'Area reserved for commercial use' other than those permitted in 'Area reserved for Residential Use', up to a maximum floor area 1000 m² where minimum access width 7 metre is available.</p> <p>Note : Parking space for all proposed commercial building shall be 105% of that specified as per KMBR in force.</p>	<p>Uses restricted in area reserved for residential use and area reserved for commercial use other than those permitted in area reserved for mixed use(Residential/Commercial).</p>
4	Area Reserved for Public and Semi-Public Use	
	<p>Local/State/Central Government/Public-sector Offices and Other Related Public Buildings.</p>	<p>Parking Plaza, Cremation Ground, Crematorium,</p>

	<p>Public buildings including hospitals, educational institutions, libraries, training centers and parks.</p> <p>Additions and alterations to the existing buildings and addition of new blocks without altering the use.</p> <p>Ancillary buildings, buildings incidental to permitted uses including residences, hostels etc.</p>	<p>Burial ground / Common Vault.</p> <p>Any constructions in plots owned by public agency.</p>
5	Area Reserved for Religious Use	
	<p>Places of worship, Other religious uses.</p> <p>Incidental uses such as residential quarters, reading rooms, cafeteria etc.</p>	<p>Professional office, Auditorium, Parking Plaza, Cremation Ground, Crematorium, Burial ground / Common Vault.</p> <p>All permitted and restricted uses within the Area Reserved for Mixed use shall be allowed, provided the current land use of the plot/building does not fall under Religious use</p>
6	Area Reserved for Park and Open Spaces	
	<p>Any construction/land development essential for the development/ improvement of open-air recreational facilities.</p> <p>Parks/Play Grounds, Fair Grounds, Open air Theatre, Tot Lots, Pump House up to 20 Sq.m, wells and irrigation ponds, ATM,</p> <p>Incidental buildings such as Club, Reading Room, Cafeteria, etc.</p> <p>Museum and expansion of existing cultural buildings.</p> <p>Water Treatment Plant below 5 MLD</p>	

7	Area Reserved for Pond/drain	
	No constructions except side protection walls and beautification works are permitted in this zone.	
8	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.	
9	Area Reserved for Transport Zone	
	Transport terminals such as bus terminals/stand, truck/ lorry stand, mobility hub, Public Car Parking Places, auto-rickshaw stands, taxi stands and all projects approved by the Government	
	<p>Any incidental uses to the transport terminals Such as Parking plazas, Multiplexes, Retail Shops, Restaurants, Canteen, Residential apartments, storage buildings incidental to the main use and any other uses which are integral or essential part of a transport terminal project.</p> <p>Incidental uses shall only be permitted as part of the Primary use (Transportation Terminal). The Built-up area/Floor area dedicated to Primary use (Transportation Terminal) will not be included in the calculation of the Floor Space Index (FSI).</p> <p>Parking spaces required for incidental uses must be provided separately in addition to the parking space provided in the primary use.</p> <p>The minimum built-up area for public parking spaces in the transportation terminal on all floors shall not be less than 80% of the total plot area of</p>	

	<p>the project or as decided by Kozhikode corporation Council. If the project is implemented by private agency, an agreement in this regard shall be executed by the agency concerned and the Kozhikode Corporation .</p> <p>Fifty percent of the total public parking spaces in the transportation terminal shall be located on the basement floor, ground floor, open space, or a combination of these.</p> <p>The "primary use - Transportation Terminal" shall be managed by the Kozhikode Corporation. The parking fee of the "primary use - Transportation Terminal" shall be determined and collected by the Corporation from time to time.</p>	
10	Area Reserved for Environmentally Sensitive Area	
	<p>Pump House up to 20 Sq.m, wells and irrigation ponds, Paddy Cultivation and all types of wet agriculture</p>	<p>Uses permitted in adjacent land use zones in the proposed land use map, in any land which does not fall under the category of wetland /waterlogged area/marshy land/mangroves or other protected area, after verification of the site and relevant records, ownership documents and surrounding developments and subject to the provisions of other applicable Acts, Rules and Government orders in</p>

		force.
11	Area Reserved for TOD Zone	
	The permitted uses in the corresponding underlying land use zones shall apply to all constructions within TOD zones with additional regulations and modifications under clause 4.6.4.	The ‘uses restricted 1’ other than those ‘uses permitted’ in the corresponding underlying land use zones shall apply to all constructions within TOD zones with additional regulations and modifications under clause 4.6.4

Table 4.1.1. Uses Restricted 2

SI No.	Proposed Land Use Zone	Uses Restricted 2
1	Areas Reserved for Commercial use	Multiplex complexes
2	Areas Reserved for Mixed use (Residential/Commercial) overlaid with TOD Zone	

4.6.4 DEVELOPMENT REGULATIONS WITHIN TOD ZONE

The zoning regulations in the respective underlying land use zones shall apply to all constructions within TOD zones with additional regulations and modifications hereunder:

1. The floor area limitations specified in permitted uses and restricted uses under table 4.1 of respective land use zones shall not be applicable to the constructions within TOD zone.
2. The FSI values of buildings under different occupancies within TOD zone shall not exceed the maximum specified as in **TABLE 4.2** below

Table 4.2 FSI Values Within TOD Zone

Sl. No	Occupancy as per KMBR	Maximum Permissible FSI					
		Plot size upto 400 sq.m		Plot size above 400 sqm upto 1000 sqm		Plot size above 1000 sqm	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
		Without additional fee	With additional fee of Rs 5000 per sq. metre for the additional area	Without additional fee	With additional fee of Rs 5000 per sq. metre for the additional area	Without additional fee	With additional fee of Rs 5000 per sq. metre for the additional area
1	Residential A1	2.3	3.0	3.0	4.0	3.0	5.0
2	Lodging houses & Special Residential A2	1.9	3.0	2.5	4.0	2.5	5.0
3	Educational B Upto Higher Secondary	1.9	2.3	2.5	3.0	2.5	3.6
	Other educational Buildings	1.9	2.3	2.5	3.0	2.5	3.6
4	Medical/Hospital C	1.9	2.6	2.5	3.5	2.5	4.2
5	Assembly D	1.1	1.9	1.5	2.5	1.5	3.0
6	Office E	2.3	3.0	3.0	4.0	3.0	5.0
7	Mercantile/Commercial F	2.3	3.0	3.0	4.0	3.0	5.0
8	Industrial-I G1	2.6	--	3.5	--	3.5	-
9	Industrial-IIG2	1.9	3.0	2.5	4.0	2.5	4.0
10	Storage H	2.3	3.0	3.0	4.0	3.0	4.0
11	Hazardous I	0.9	--	1.2	--	1.2	-
12	Multiplex complex J	2.3	3.0	3.0	4.0	3.0	5.0

Note 1: The above FSI values in Column (5) to (6) and (7) to (8) shall also applicable for constructions in plots formed by amalgamation of different contiguous plots even under different ownerships, totaling land area more than 400 sq.m and 1000 sq.m respectively. In such cases, joint application shall be submitted as per rule 6(15) of KMBR or its subsequent amendments.

Note : 2 Additional FSI as per column (4), (6) as well as (8) may be permissible on payment of fee of Rs 5000 per sq. meter for the additional area provided in excess of FSI values as per column (3),(5)&(7) respectively.

Note : 3 In the case of a multiple occupancy building as well as a group of buildings within a plot other than Group G2, I and J occupancies as defined in KMBR, the maximum permissible Floor Space Index shall be the weighted average values of FSI provided in Table 4.2, under the respective occupancies. Calculation of Weighted average shall be as described under Rule 27 of KMBR 2019 or its subsequent amendments.

Note : 4. For applications falling under Chapter VI - Constructions in small plots, Chapter VII - Row buildings, Chapter VIII - Building construction under approved schemes ,Chapter X - Construction in plots part of which have been surrendered free of cost for road development, Chapter XVIII - Telecommunication towers, the FSI provisions shall be governed by respective provisions in KMBR in force.

3. For new construction and reconstruction in plot of area 400 sq.m or more, facing street(s) for which building line is prescribed under this scheme, the covered area is defined by such building line(s) and mandatory yards/ setbacks prescribed in KMBR for other sides of the plot. In such cases, coverage restrictions as per KMBR in force shall not be applicable.

Note : 1 This provision shall also be applicable for the development of plots formed by amalgamation of different contiguous plots, even under different ownerships totaling land area 400Sqm or more. In such cases, joint application shall be submitted as per rule 6(15)of KMBR 2019 or its subsequent amendments.

4. All future constructions and additions facing the metro corridor or higher order roads (24m proposed RoW);

(i) Shall about the building line prescribed in the scheme map irrespective of setbacks prescribed in the prevailing KMBR.

(ii) For all new buildings, off street parking other than that reserved for differently abled shall be discouraged on such street facing yard. From such yards, direct vehicular entry to individual parking spaces in stilts or covered parking shall also be discouraged.

(iii) Of the mandatory off-street car parking requirement as per prevailing KMBR, 60% at the maximum may be provided through mechanized parking.

(iv) Of the mandatory off-street car parking requirement as per prevailing KMBR, 75% at the maximum may be provided through mechanized parking for the buildings which comply (i) and (ii) above.

(v) If the plot size for a new construction or reconstruction is up to 400 Sqm, the maximum FSI and Coverage permissible for the construction shall be 75% of that permissible in the KMBR in force and a maximum of three floors/10m above abutting road level.

(vi) For plots of size more than 400Sqm, for buildings under A1,A2,E and F occupancies, or any combination of these occupancies, the covered area is defined by the building lines prescribed under these regulations and mandatory yards/ setbacks prescribed in KMBR for other sides. In such cases, coverage restrictions as per prevailing KMBR shall not be applicable. This relaxation will also be applicable for the development of plots formed by amalgamation of different contiguous plots together constituting a size more than 400Sqm.

(vii) There shall be no compound wall in the street facing yards, except for buildings exclusively used for residential or educational purposes, where the compound wall may be permitted subject to the following conditions:

- a) The compound wall can be 100% opaque only up to a maximum height of 0.6m from the adjoining road or footpath level.
- b) The maximum height of compound wall shall not exceed 1.2m
- c) A minimum of 50% transparency shall be assured between 0.6 m to 1.2m height of compound wall.

(viii) At least the street facing portion in two lower floors of a new building shall be under E or F occupancies of KMBR in force, which fall under uses permitted or restricted under this zone. (Exception that may be allowed: Group B, C and D occupancies as per KMBR in force).

4.7. ACQUISITION OF LANDS

Any land in the area required for the purpose of the scheme may be acquired by purchase, exchange or otherwise by the Responsible authority at any time subject to the provisions of the Act and without prejudice to the interests of the scheme.

4.8. BUILDING LINES AND OPEN YARDS

1. The building line in respect of all the proposed roads and streets proposed for widening shall be as specified in **Table 4.3** below.

Table 4.3 Building line for roads

Type of Road	Width (m)	Building Line (m)
A(TOD Corridor)	30	5.0
B	18	4.5
C	12	3.0 m
D	7	
MINI BYPASS (CANAL ROAD)	18	6

2. Boundary walls or fences alone shall be erected in the space between the building line and the edge of the adjacent street. In TOD zones, the provisions in regulation no 4.6.4.3(vii) with respect to compound walls shall be complied.
3. Height of boundary wall or fence erected between the building line and edge of the adjacent street shall not be greater than 1.8 m measured from the level at the center line of such street. Provided also where the level of the compound is higher than that of the street, this height may be exceeded so as to have a height of 1m above the ground level of the plot or 1.8m from adjacent street level whichever is higher.
4. Open space requirement of a building shall be in conformity with KMBR in force unless otherwise provided for in the scheme.

4.9 PROHIBITION OF BUILDING IN UNHEALTHY SITES

With a view to prevent contamination of water sources and channels due to existence of sewage tanks and pumping stations, treatment plants or insanitary or low-lying lands, the responsible authority may refuse to sanction any building within portions of the area, in the vicinity of which, in his/her opinion the construction of building would be objectionable.

4.10 STREET VENDING

The study of the street vending activity in the scheme area has revealed that the concentration of vending activity poses a hindrance to the pedestrian and vehicular traffic. There is a need to regularize the street vending activity in order to ensure

smooth flow of pedestrian/vehicular traffic as well as to maintain cleanliness and public hygiene.

Vending zones in the scheme area shall be as per the recommendations of the Town Vending Committee constituted as per the Protection of livelihood and regulation of street vending Act, 2014.

4.11 DRAINAGE

Sufficient means of effectual drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of sites abutting thereof and every site and building shall be provided with suitable drains leading there from to the nearest street drains. All the sullage water shall be disposed of in such a way as to prevent it from running on to or stagnating on adjacent streets. It may be used for watering gardens and compounds if no nuisance is erected thereby or allowed to flow in to drains or channels on it having previously been treated sanitarily in the manner required by the responsible authority.

Secretary
Kozhikode Municipal Corporation
Kozhikode Corporation

MAYOR
KOZHIKODE CORPORATION
Mayor
Kozhikode Corporation



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, 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, 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 cans and copper vessels.
77	Electroplating, tinplating, 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.