

All future developments shall be in conformity with the provisions of the 'Masterplan for Kozhikode Urban Area 2035' within the planning area comprising of Kozhikode Corporation and the Gramapanchayats of Kadalundi, Feroke, Ramanattukara and Olavanna. Development control has two parts

- I. Zoning Regulations
- II. Special Rules for granting compensation for affected persons and contribution for betterment

### 25.1 Zoning Regulations

1. For the implementation and enforcement of the proposals envisaged in this Masterplan, areas have been zoned under various categories such as Residential Zone I, Residential Zone II, Residential Zone III, Mixed Zone (Residential cum Commercial), Multi-functional Zone, Commercial Zone, Public and Semi-public Zone, Small Industrial Zone, Industrial Promotion Zone, Dry Agricultural Zone, Tourism Promotion Zone, Tourism zone, Recreational Zone, Water Body, Transport Zone, Park and Open Space Zone, Wet Agricultural Zone and Special Zones. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are presented in the Table 25.1. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in this scheme.
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 of the Local Self Government Institution concerned (hereinafter referred to as the Secretary), as the case may be, for their respective jurisdictions. 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 Department of Town and Country 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 Department of Town and Country Planning.
3. "Used prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.
4. 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. The addition/extension/alteration/Reconstruction of these existing buildings are permitted in all zones except *at Recreational zone, Wet agriculture zone, environmentally*

*sensitive area, Heritage zone and special zones.* The total builtup area shall not exceed 1.5 times the existing builtup area.

5. If any portion of a zone is put to a "Use prohibited" as stated in Para 2, before the sanctioning of the scheme, 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 create 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 Chief Town Planner concerned.
6. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be retained in all the zones and shall not constitute non-conforming uses.
7. Regulation of constructions and / or land developments on the sides of new roads/roads proposed for widening as per the Masterplan shall be governed by the distance from the centre line of the road, unless otherwise specified in the Masterplan or Detailed Town Planning Schemes or any detailed road alignments approved by Chief Town Planner concerned.
8. Expansion of existing public and semi-public institutions to adjacent plots shall be permissible without any regard to the land use in which such adjacent plot is zoned and the development regulation imposed by such zoning subject to the provisions of Paddy Land and Wet Land act in force.
9. Constructions and / or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the paddy land and wet land act in force in the state.
10. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the scheme in consultation with the Chief Town Planner concerned.
11. 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 Chief Town Planner concerned.

#### **GENERAL GUIDELINES**

1. 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.
2. Large Scale development proposals in an area not less than 2 hectares, exceeding an investment of Rs.50 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

Special Zones, Environmentally sensitive area, Port and allied development zone and Park & Open space, subject to the recommendation of a committee to be constituted by the Government for this purpose, under the Chairmanship of the Secretary, Local Self Government Department, consisting of Chief Town Planner concerned of Kerala State Town and Country Planning Department and the Secretary of the LSGI concerned as members and the District Town Planner, Kozhikode District of the Town and Country Planning Department as convener and satisfying the following conditions

- a) The developer shall produce 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 Secretary of Local body concerned shall be undertaken to bring this into effect.
  - e) Maximum floor area ratio shall be 2 and Minimum access width shall be 12 meter.
  - f) The project shall be completed within a period of 3 years if not specified otherwise
3. The areas specially demarcated for certain projects as Special zones ( Proposed Mobility Hub, Parking Plaza, Educational Complex, Knowledge Park, Nirdesh, Garbage Treatment Plant, Slaughter House, Marine Park, Truck terminal and Water theme park) are to be acquired by LSGI within a period of 7 years from the sanctioning of the plan. If the acquisition proceedings has not been initiated within this stipulated period, freed land may be released and returned back to that land use zone which may be deemed appropriate based on the surrounding land uses and developments, with the concurrence of Chief Town Planner concerned
4. For all constructions in plot area exceeding 0.5 Hectare shall be supplemented with landscape plan ensuring 20% of green cover, and shall be left unpaved.
  5. For every development, that happens and warrants trees to be cut, all the existing trees shall be shown in the building plan and atleast same number of trees shall be planted, maintained and brought up within the plot, in the immediate vicinity of the development.
  6. Every building should be provided with appropriate technique such as Pipe composting/Biogas plants/ vermi composting etc. for processing organic waste at source itself. Proper drawings should be supplemented with the building permit applications.

Table 25.1 Zoning Regulations

| Sl. No | Uses Permitted   | Uses restricted-1   | Uses restricted-2     | Uses prohibited             |
|--------|--|---|-----------------------|-----------------------------|
| 1      | <b>Residential Zone I</b>  |   |                       |                             |
|        | All Residences including apartments, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters.  | Ashram/Mutt/Madr asa.   | fuel filling stations | Any other use not specified |
|        | Shops, professional offices, banks & other financial institutions, restaurants, hotels- Total Floor area of all such building use limited to 200sqm                                      | Public utility areas and buildings other than those included in the permitted use |                       |                             |
|        | Cottage Industries, Service Industries of non-nuisance Nature (See Annexure-I), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP                |   |                       |                             |
|        | Educational institutions essentially serving the needs of residential community such as nursery schools, kindergartens and schools offering general education (up to high school level). |   |                       |                             |
|        | Health institutions essentially serving the needs of residential community such as dispensaries, clinics (OP), Diogonostic centres, etc. and having a floor area not more than 200 Sq.m. |   |                       |                             |
|        | Community facilities such as community halls, recreational clubs, gymnasium/yoga centers, libraries etc. all having a floor area not more than 300 Sq.m.                                 |   |                       |                             |

| Sl. No  | Uses Permitted   | Uses restricted-1   | Uses restricted-2 | Uses prohibited             |
|---|--|---|-------------------|-----------------------------|
|   | Utility installations and civic amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, electric substation, fire station. |   |                   |                             |
|   | Tot lots, parks, play grounds, water treatment plants below 5 MLD.   |   |                   |                             |
|   | Transmission Towers, Telecommunication towers and wireless stations  |   |                   |                             |
|   | Plant nurseries, Pump house, Wells and Irrigation Ponds incidental to community needs  |   |                   |                             |
| <i>Provided that the access road has a width of 5m minimum.</i> |  |   |                   |                             |
|   | Automobile workshops for two/ three wheelers – floor area up to 100 Sq.m   |   |                   | Any other use not specified |
| <i>Provided that the access road has a width of 8m minimum</i>  |  |   |                   |                             |
|   | Hospitals , Higher secondary Schools, Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery-floor area all up to 750 Sq.m                        | LPG distribution centres (excluding bottling plants and bulk storage) limiting the floor area to 50 Sq.m. |                   | Any other use not specified |
|   | Poultry farm, Dairy and Kennel up to floor area of 200Sq.m   |   |                   |                             |
|   | Shops, professional offices, banks & other financial institutions, restaurants, hotels- limiting floor area of all up to 300 Sq.m  |   |                   |                             |
| <i>Provided that the access road has a width of 12m minimum</i> |  |   |                   |                             |
|   | Auditorium / Wedding Halls / Community halls, floor area of all up to 1500 Sq.m, Shops,  | Hospitals up to a floor area of 3000Sq.m  |                   | Any other use not specified |

| Sl. No   | Uses Permitted   | Uses restricted-1   | Uses restricted-2     | Uses prohibited             |
|----------|--|---|-----------------------|-----------------------------|
|          | professional offices, banks & other financial institutions, floor area of all up to 1000 Sq.m  |   |                       |                             |
|          | Poultry farm, Dairy and Kennel above a floor area of 200 Sq.m  |   |                       |                             |
| <b>2</b> | <b>Residential Zone II</b>   |   |                       |                             |
|          | All Residences including apartments, Tourist resort, Guest house, lodge, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters, Hostels and Boarding houses.                   | Ashram/Mutt /Madrasa.   | Fuel Filling Stations | Any other use not specified |
|          | Shops, professional offices, banks & other financial institutions, restaurants, hotels, limiting floor area up to 200 Sq.m   | Public utility areas and buildings other than those included in the permitted use |                       |                             |
|          | Cottage Industries, Service Industries of non-nuisance Nature (See Annexure-I), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP                            | Places of Worship, Higher Secondary schools                                       |                       |                             |
|          | Educational institutions essentially serving the needs of residential community such as nursery schools, kindergartens and schools offering general education (up to higher secondary school level). |   |                       |                             |
|          | Health institutions essentially serving the needs of residential community such as dispensaries, clinics, nursing homes etc. and having a floor area not more than 200 Sq.m.                         |   |                       |                             |

| Sl. No  | Uses Permitted   | Uses restricted-1  | Uses restricted-2 | Uses prohibited             |
|---|--|--|-------------------|-----------------------------|
|   | Community facilities such as community halls, recreational clubs, gymnasium/yoga centers, libraries etc. having a floor area not more than 500 Sq.m.   |  |                   |                             |
|   | Utility installations and civic amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, electric substation, fire station. |  |                   |                             |
|   | Tot lots, parks, play grounds, water treatment plants below 5 MLD.   |  |                   |                             |
|   | Transmission Towers, Telecommunication towers and wireless stations  |  |                   |                             |
|   | Plant nurseries, Pump house, Wells and Irrigation Ponds incidental to community needs  |  |                   |                             |
| <i>Provided that the access road has a width of 5m minimum.</i> |  |  |                   |                             |
|   | Automobile workshops for two/ three wheelers – floor area up to 100 Sq.m   |  |                   | Any other use not specified |
| <i>Provided that the access road has a width of 8m minimum</i>  |  |  |                   |                             |
|   | Shops/ Professional Offices/ Commercial Offices/ Banking and Financial institutions - floor area up to 300 Sq.m  | LPG distribution centres(excluding bottling plants and bulk storage)limiting the floor area to 50 Sq.m |                   | Any other use not specified |
|   | Hospitals, Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery-floor area up to 750 Sq.m   |  |                   |                             |

| Sl. No  | Uses Permitted  | Uses restricted-1   | Uses restricted-2    | Uses prohibited             |
|---|---|---|----------------------|-----------------------------|
|   | Poultry farm, Dairy and Kennel up to 200Sq.m  |   |                      |                             |
| <i>Provided that the access road has a width of 12m minimum</i> |   |   |                      |                             |
|   | Shops/ Professional Offices/ Commercial Offices/ Banking and Financial institutions - floor area up to 1500 Sq.m  |   |                      | Any other use not specified |
|   | Hospitals up to 2000 Sq.m of Floor area.  |   |                      |                             |
|   | Auditorium / Wedding Halls / Community halls- floor area up to 1500 Sq.m  |   |                      |                             |
| <i>Provided that the access road has a width of 18m minimum</i> |   |   |                      |                             |
|   | Hotels  |   |                      |                             |
| <b>3</b>  | <b>Residential Zone III</b>   |   |                      |                             |
|   | All residences, Residential Flats/Apartments, Orphanages/Old age homes/Dharmasala up to 12m height.   | All government, quasi government or co-operative societies affordable housing projects                                    | Fuel filling station |                             |
|   | Following uses up to 100 Sq.m floor area.<br>Shops, commercial offices, Restaurants and professional offices, Banking and financial institutions, Gymnasium, Yoga Centres, Clinics (Outpatient) | All types of industries (See Annexure - I) other than obnoxious and nuisance type industries up to 200 Sq.m of floor area |                      |                             |
|   | Service industries of non-nuisance nature (See Annexure I) and Cottage Industries including coir with power limited to 20 HP-floor area up to 100 Sq.m  | Welding workshops up to 100 Sq.m of floor area.   |                      |                             |
|   | Day care and crèche, Nursery/Kindergarten, Library and reading rooms, tot lots/Parks/Play grounds   |   |                      |                             |
|   | Public utility areas and Buildings essentially serving the need of the local community  |   |                      |                             |



| Sl. No   | Uses Permitted  | Uses restricted-1               | Uses restricted-2   | Uses prohibited             |
|--|---|---------------------------------|---|-----------------------------|
|  | 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 8 m</i> |   |                                 |   |                             |
|  | All Educational institutions  |                                 |   |                             |
|  | 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  | <b>Multi-Functional Zone</b>  |                                 |   |                             |
|  | <i>All uses permitted in Multi functional zone may also be permitted by the corresponding authorities in land to a depth of 200m on both side of 45m wide NH 66 Bypass except at Recreational zone, Wet agriculture zone, environmentally sensitive area, Heritage zone and special zones. There shall be 6m (Six meter) building line from this bypass for all the constructions, where plot abuts Bypass.</i> |                                 |   |                             |
|  | All Residences including apartments, Tourist resort, Guest house, lodge, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters, Hostels and Boarding houses.  | Places of Worship, Gas godowns. | Fuel Filling Stations   | Any other use not specified |
|  | Tourist resort, All Shops, shopping Complexes, up to a floor area of 1000 Sq.m, Ashram/Mutt/Madrassa.   |                                 | Following uses up to 200 Sq.m Floor area.<br>storage, handling, manufacturing processing of highly combustible, explosive, poisonous, irritant, corrosive, toxic or noxious materials or products or any products or materials producing dust |                             |
|  | Cottage Industries, Service Industries of non-nuisance  |                                 |   |                             |

| Sl. No | Uses Permitted  | Uses restricted-1 | Uses restricted-2 | Uses prohibited             |
|--------|---|-------------------|-------------------|-----------------------------|
|        | Nature (See Annexure I , with number of workers limited to 10 with power limited to 10 HP or 20 workers without power.) Cold storage, weigh bridges, Printing Press, IT Hardware/Electronic industries, Automobile workshops for 2/3 Wheelers , Smoke house, Automobile service station, provided that the access road has a width of 5m minimum and also Godowns/ Warehouse/ Storage of non-hazardous materials, stacking yards, IT Software units |                   |                   |                             |
|        | Clinics, Diagnostic Centers. Govt. or Public sector offices, Social Welfare centers, Museum/ Auditorium / Wedding Halls / Community halls, Convention Centers- all up to a floor area of 1000 Sq.m  |                   |                   |                             |
|        | All educational institutions up to Higher Secondary Level including Technical Institutions such as VHSC, ITI, ITC, etc.   |                   |                   |                             |
|        | Public Utility areas & buildings Transmission towers and Wireless Stations, Parking Plazas, Transport terminals, Plant Nursery, Fair Grounds, Markets, Parks & playgrounds, Open air Theatre,Pump House.  |                   |                   |                             |
|        | <i>Provided that the access road has a width of 12m minimum</i>   |                   |                   |                             |
|        | Shops/Shopping Complexes, Shopping malls, Multiplex, Hypermarkets ,Museum/ Auditorium / Wedding Halls /   |                   |                   | Any other use not specified |

| Sl. No  | Uses Permitted  | Uses restricted-1  | Uses restricted-2                | Uses prohibited              |
|---|---|--------------------|----------------------------------|------------------------------|
|   | Community halls, Convention Centers, above a floor area of 1000 Sq.m and up to a floor area of 3000 Sq.m  |                    |                                  |                              |
|   | Professional Offices/ Commercial Offices/ Banking and Financial institutions - floor area above 500 Sq.m  |                    |                                  |                              |
|   | Hospitals & Health centres (up to 50 beds)  |                    |                                  |                              |
|   | Automobile wash stalls, automobile service stations, service garages with repairing facilities – for light vehicle, welding workshops- floor area for all limited to 200 Sq.m               |                    |                                  |                              |
| <i>Provided that the access road has a width of 15m minimum</i> |   |                    |                                  |                              |
|   | Educational institutions of higher order  |                    | Bus Terminals/stand, lorry stand | Any other uses not specified |
|   | Automobile workshops/ Automobile Service Stations for Heavy vehicles  |                    |                                  |                              |
|   | Hospitals & Health Centres - (up to 100 beds)   |                    |                                  |                              |
| <i>Provided that the access road has a width of 18m minimum</i> |   |                    |                                  |                              |
|   | Hospitals & Health Centres- (up to 300 beds)  |                    |                                  | Any other uses not specified |
|   | Shopping malls, hyper markets, Multiplex, Movie Halls/ Auditorium/Wedding Halls, Shopping Complexes, Hypermarkets, Museum/ Auditorium / Wedding Halls / Community halls, Convention Centers |                    |                                  |                              |
| <b>5</b>  | <b>Commercial zone</b>  |                    |                                  |                              |
|   | All Shops including shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Restaurants, Hotels, Professional offices,   | Places of Worship. | Fuel Filling Stations            | Any other use not specified  |

| Sl. No | Uses Permitted   | Uses restricted-1                      | Uses restricted-2 | Uses prohibited |
|--------|--|--|-------------------|-----------------|
|        | Commercial Offices & Establishments, Banking and financial institutions, IT Software units   |  |                   |                 |
|        | Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of non- nuisance Nature (See Annexure I) with number of workers limited to 19 and power limited to 30 HP), weigh bridges, Printing Press, IT Hardware/Electronic industries. | Other public utility areas & buildings |                   |                 |
|        | Godowns/Warehouse/Storage of non-hazardous materials, stacking yards.  | Dairy farm, Poultry farm               |                   |                 |
|        | Residences floor area up to 300 Sq.m, Night shelters, orphanages, old age homes, Dharmasala, hostels and boarding houses, lodges and guest houses, ashram/mutts.   |  |                   |                 |
|        | Residential apartments with at least two lower floors or 20% of builtup area whichever is less for commercial use (Requirements incidental to residential area such as lobby can be provided in the commercial floors)   |  |                   |                 |
|        | Clinics, diagnostic centres and hospitals up to 50 beds.   |  |                   |                 |
|        | Govt. or Public sector offices, Expansion of existing educational institutions, Day care and Creche, Nursery/Kindergarten, schools up to higher  |  |                   |                 |

| Sl. No   | Uses Permitted  | Uses restricted-1  | Uses restricted-2   | Uses prohibited             |
|--|---|--|---|-----------------------------|
|  | secondary level,  |  |   |                             |
|  | Social Welfare centers, Museum/ Auditorium / Wedding Halls / Community halls and Convention Centers, up to 1000Sq.m.  |  |   |                             |
|  | Transmission towers and Wireless Stations   |  |   |                             |
|  | 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 8m minimum</i> |   |  |   |                             |
|  |   |  | Hospitals & health centers above 50 beds, Higher educational institutions |                             |
| 6  | <b>Mixed Zone (Residential cum Commercial)</b>  |  |   |                             |
|  | <p>i. Land up to a depth of 100m on either side for the following roads except at Recreational zone, Wet agriculture zone, environmentally sensitive area, Heritage zone and special zones will also be deemed as Mixed Zone.</p> <p>1.NH66,<br/>2.NH 766<br/>3. NH 966 and<br/>4. Meenchanda – Arayidathu palam – Westhill chungam Mini Bypass road.</p> <p>ii. There shall be 6m Building line for Meenchanda – Arayidathu palam - Westhill chungam Mini Bypass road for all constructions where plot abuts Bypass.</p> |  |   |                             |
|  | All uses permitted in Residential Zone II and Commercial Zone   | All uses restricted-1 in Residential Zone II and Commercial Zone | All uses restricted-2 in Residential Zone II and Commercial Zone          | Any other use not specified |
| 7  | <b>Public &amp; Semi Public Zone</b>  |  |   |                             |
|  | Additions and alterations to the existing buildings and addition of new blocks without altering the use, Buildings for incidental uses  |  | Cremation ground, crematorium, burial ground/common vault                 | Any other use not specified |

| Sl. No   | Uses Permitted   | Uses restricted-1  | Uses restricted-2                                  | Uses prohibited |
|----------|--|--|--|-----------------|
|          | Local/State/Central Government/PublicSector Buildings.   |  | Any constructions in plots owned by public agency. |                 |
|          | Public Buildings including hospitals, educational Institutions, Libraries and Parks.   |  |  |                 |
| <b>8</b> | <b>Tourism Promotion Zone</b>  |  |  |                 |
|          | All residences, Residential Flats/Apartments,Hostels and Boarding Houses, Restaurants / Canteen/ Resorts/ Hotels, Orphanages / Old Age Homes / Dharmasala, Night Shelters, Guest Houses, Lodges                          | Bakeries and Confectionaries- floor area above 200 Sq.m.                                   | Fuel Filling Stations                              |                 |
|          | Retail Shops/Professional offices and other offices,-floor area up to 200 Sq.m,Travel and Tourism Institutions   | Shops/Professional Offices/ Banking and Financial institutions - floor area up to 500 Sq.m |  |                 |
|          | Movie Halls, Convention Centre Ashram / mutt, Museum, Exhibition Centres 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  |  |  |                 |
|          | Bakeries and Confectionaries, Commercial Offices/ Establishments, Banking and Financial Institutions - floor area up to 200 Sq.m   |  |  |                 |
|          | Cottage Industries for handicrafts   |  |  |                 |
|          | Day Care and Crèche, Nursery / Kindergarten, Primary/Upper Primary   |  |  |                 |

| Sl. No | Uses Permitted   | Uses restricted-1  | Uses restricted-2      | Uses prohibited   |
|--------|--|--|------------------------|-------------------|
|        | School   |  |                        |                   |
|        | Police Post/Police Station, Post and Telegraph office, Fire Post/Fire Station, Telephone Exchange, Library and Reading Rooms   |  |                        |                   |
|        | Clinics (Outpatient) and Diagnostic centres - floor area up to 200 Sq.m ,Hospitals & Health Centers (up to 10 beds),Social Welfare centers, Public Utility Areas & Buildings   |  |                        |                   |
|        | Automobile workshops for 2/3 Wheelers, Auto/Taxi / Jeep Stand  |  |                        |                   |
|        | Transmission towers, Telecommunication towers and Wireless Station   |  |                        |                   |
|        | Places of Worship  |  |                        |                   |
| 9      | <b>Tourism Zone</b>  |  |                        |                   |
|        | Only Single storey buildings are permitted in this zone and the coverage of all buildings shall be limited to 25%  |  |                        |                   |
|        | Pump House up to 20 Sq.m, wells and irrigation ponds, Paddy Cultivation, 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. | Uses incidental to the recreational uses namely Retail shops / Restaurants/ canteen up to a floor area of 100 Sq.m, ATMs |                        |                   |
|        | Repair of existing houses without increase in floor area and in coverage.  |  |                        |                   |
|        | Cafeteria and residential cottages for tourism purposes.   |  |                        |                   |
| 10     | <b>Small Industrial</b>  |  |                        |                   |
|        | Agro based industries  | Ashram /mutt, places of worship  | Fuel filling stations. | Any other use not |

| Sl. No | Uses Permitted   | Uses restricted-1   | Uses restricted-2   | Uses prohibited specified |
|--------|--|---|---|---------------------------|
|        | 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 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 parks  | LPG distribution centres, excluding bottling plants and bulk storage go down.     |   |                           |
|        | 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   |   |   |                           |
|        | Nursery schools, kindergartens and schools offering general education (up to high school level).   |   |   |                           |
|        | Community facilities such as community halls, recreational clubs, gymnasium/yoga centers, libraries etc. having  |   |   |                           |



| Sl. No  | Uses Permitted  | Uses restricted-1  | Uses restricted-2   | Uses prohibited             |
|---|---|--|---|-----------------------------|
|   | floor area up to 100 Sq.m   |  |   |                             |
|   | Diagnostic centres, dispensaries, clinics, nursing homes etc. and having a floor area not more than 200 Sq.m.   |  |   |                             |
|   | Utility installations and civic amenities of minor nature such as post office, police station, telephone exchange, electric substation, fire station, water treatment plants below 5 MLD. |  |   |                             |
|   | Plant nurseries   |  |   |                             |
|   | Transport terminals incidental to industrial use  |  |   |                             |
|   | Transmission towers and Wireless stations   |  |   |                             |
| <i>Provided that the access road has a width of 8m minimum.</i> |   |  |   |                             |
|   | Hospitals, Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery-floor area up to 500 Sq.m  |  |   |                             |
| <b>11</b>   | <b>Industrial Promotion Zone</b>  |  |   |                             |
|   | All industries other than obnoxious and nuisance type (Annexure –I), Storage and handling of non hazardous materials.<br>Boat and Uru Making.   | Automobile wash stalls, automobile service stations, service garages with repairing facilities, welding workshops. | Storage, handling, manufacturing processing of highly combustible, explosive, poisonous, irritant, corrosive, toxic or noxious materials or products or any products or materials producing dust, obnoxious and nuisance industries (Annexure –II ) | Any other use not specified |
|   | Industrial estates & industrial parks, IT/ITES software units   |  | Cremation ground, crematorium, burial   |                             |

| Sl. No    | Uses Permitted   | Uses restricted-1   | Uses restricted-2                                | Uses prohibited             |
|-----------|--|---|--|-----------------------------|
|           |  |   | ground/common vault                              |                             |
|           | Residential uses incidental to the industrial use  |   |  |                             |
|           | Any other activity incidental to industrial use  |   |  |                             |
| <b>12</b> | <b>Dry Agricultural Zone</b>   |   |  |                             |
|           | Agriculture, Horticulture, Pump House, Wells and Ponds, Storage of Agricultural Produces and Seeds, Plant Nursery  | Places of Worship   | Fuel Filling Stations                            | Any other use not specified |
|           | Single Family Residential buildings- floor area up to 200 Sq.m   | Stacking Yards  | Storage of Explosives and Fire works, Gas godown |                             |
|           | Shops, Clinics, Professional Offices, Commercial Offices / Establishments, Banking and Financial institutions, Social welfare institutions, Restaurants/ Canteens - floor area up to 50 Sq.m | Cremation Ground/ Crematorium, Burial Ground, Common vault, Slaughterhouse. |  |                             |
|           | Public Utility buildings serving the local community, Library and Reading Rooms ,Tot Lots/Parks/Play Grounds   |   |  |                             |
|           | Local/State/central government offices like Police Post, Fire Post/Fire Station, Post office etc. serving the local community  |   |  |                             |
|           | Godowns / Warehouses / Storage - non-hazardous - floor area up to 200 Sq.m   |   |  |                             |
|           | Cottage Industries, Service Industries of non-nuisance Nature (See Annexure I), with number of workers limited to 6 without power or 3 workers with power limited to 5HP                     |   |  |                             |
|           | Day Care and Crèche, Nursery / Kindergarten / Primary  |   |  |                             |

| Sl. No    | Uses Permitted  | Uses restricted-1   | Uses restricted-2   | Uses prohibited             |
|-----------|---|---|---|-----------------------------|
|           | &Upper primary schools  |   |   |                             |
|           | Plant nursery, pump house, wells and Irrigation Ponds   |   |   |                             |
|           | Poultry farms, Dairy and kennel   |   |   |                             |
|           | Clinics (OP) and diagnostic centres up to floor area 100Sq.m.   |   |   |                             |
|           | Transmission towers and Wireless stations   |   |   |                             |
| <b>13</b> | <b>Recreational Zone</b>  |   |   |                             |
|           | 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.                                       | Uses incidental to the recreational uses namely Retail shops / Restaurants/canteen up to a floor area of 100 Sq.m, ATMs | Amusement Parks, Uses incidental to the recreational uses | Any other use not specified |
|           |   | Indore Stadium  |   |                             |
|           |   | Auto rickshaw /taxi/jeep stands.  |   |                             |
| <b>14</b> | <b>Water Body</b>   |   |   |                             |
|           | Boat jetties, bridges, retaining walls, fish landing centres, Water sports, Fish farming.   |   |   | Any other use not specified |
| <b>15</b> | <b>Transport</b>  |   |   |                             |
|           | Transport terminals such as bus terminals/stand, truck/lorry stand, boat jetty/harbors, airport, mobility hub etc., offices /storage buildings incidental to the main use, auto rickshaw stands, taxi/jeep stands, railway stations |   |   | Any other use not specified |
|           | Any incidental use to the transport terminals Such as Retail Shops, Restaurants, Canteen, etc. Which are integral or essential part of a transport terminal with  | Public Utility areas & buildings  |   |                             |

| Sl. No    | Uses Permitted  | Uses restricted-1   | Uses restricted-2 | Uses prohibited             |
|-----------|---|---|-------------------|-----------------------------|
|           | maximum percentage of coverage permissible for the project as a whole shall be limited to 30% and the floor area ratio shall be limited to 1.                             |   |                   |                             |
|           | Parking Plazas, Transmission Towers and Wireless Stations   |   |                   |                             |
|           | <i>provided that the access has a width of 18m minimum</i>  |   |                   |                             |
|           | Container terminals   |   |                   |                             |
| <b>16</b> | <b>Parks and Open Spaces</b>  |   |                   |                             |
|           | Parks/Play Grounds, Fair Grounds, Open air Theatre, Zoological and Botanical Gardens/Bird Sanctuary, Tot Lots, Pump House up to 20 Sq.m, wells and irrigation ponds, ATM, | Incidental buildings such as Club, Swimming pool, Open Air Theatre, Reading Room, Cafeteria, etc., up to 100 Sq.m and Water Treatment Plant below 5 MLD |                   | Any other use not specified |
| <b>17</b> | <b>Wet Agriculture</b>  |   |                   |                             |
|           | Paddy Cultivation   | Minor Public Utility areas & buildings which will not affect the character of the area  |                   | Any other use not specified |
|           | Agriculture, Horticulture and fodder cultivation. Repair of existing houses   |   |                   |                             |
|           | Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction.   |   |                   |                             |
|           | Constructions/ land developments in conformity with the Conservation of Paddy Land and Wet Land Act in  |   |                   |                             |

| Sl. No    | Uses Permitted  | Uses restricted-1   | Uses restricted-2 | Uses prohibited             |
|-----------|---|---|-------------------|-----------------------------|
|           | force in lands Designated as paddyland or wetland under the said Act  |   |                   |                             |
| <b>18</b> | <b>Cyber Park</b>   |   |                   |                             |
|           | Information technology buildings and Information technology parks, allied uses or as directed by the government.  |   |                   | Any other use not specified |
| <b>19</b> | <b>Environmentally Sensitive Area</b>   |   |                   |                             |
|           | Pump House up to 20 Sq.m, wells and irrigation ponds, Paddy Cultivation   |   |                   | Any other use not specified |
|           | Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction. Repair of existing houses   |   |                   |                             |
| <b>20</b> | <b>Green Belt</b>   |   |                   |                             |
|           | Protection walls for water body, Pump House/ Wells and Irrigation Ponds   |   |                   | Any other use not specified |
| <b>21</b> | <b>Defence Land</b>   |   |                   |                             |
|           | Any constructions by Defense departments  |   |                   | Any other use not specified |
| <b>22</b> | <b>Port and allied Developments</b>   |   |                   |                             |
|           | All use related to the port and uses incidental to the main use, quarters of staff working in the port, light and service industries connected with port development other than obnoxious and nuisance type industries, godowns and warehouses, Boat and Uru Making or as directed by the government. | Retail shops, parks and play area, police and fire stations, Taxi stands, truck terminals |                   | Any other use not specified |

| Sl. No | Uses Permitted   | Uses restricted-1 | Uses restricted-2 | Uses prohibited |
|--------|--|-------------------|-------------------|-----------------|
| 23     | <b>Heritage Zone</b>   |                   |                   |                 |
|        | <p>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 heritage zone (Area around Mananchira Square, SM Street, Tali, Thiruvannur, Bilathikulam, Varakkal Temples, Kuttichira, Fort of Tippu Sulthan) shall be allowed except with the prior written recommendation of the Art and Heritage Commission constituted by the Government under Rule 154 of the Kerala Municipality Building Rules, 1999 in order to conserve the heritage character.</p> <p>Provided that, no area or buildings or objects of the heritage zone will be allowed to be altered from the existing condition without prior written recommendations of the Commission:</p> <p>Provided also that new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely:-</p> <p>The Local Self Government Institution concerned shall insist on any such recommendations of the commission.</p> <p>The Art &amp; Heritage Commission, if found necessary, may entrust the above regulatory aspects to a committee constituted for the purpose by the commission.</p> <p><b>A. Tali temple &amp; its precincts</b><br/>(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)</p> <ol style="list-style-type: none"> <li>The total number of stories including the existing if any <b>shall not exceed two from the street level.</b></li> <li>The overall height of the construction including the existing up to the topmost point of the proposed construction <b>shall not exceed 9 metres from the street level.</b></li> <li>The architectural character of the facade of the proposed construction <b>shall be as per the advice of the Commission.</b></li> </ol> <p><b>B. Thiruvannur</b> (Re survey numbers 273(p), 275(p), 278(p), 279, 280, 281(p), 282(p), 287, 302(p), 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331(p), 339(p), 340, 341, 342,</p> |                   |                   |                 |

| Sl. No | Uses Permitted  | Uses restricted-1 | Uses restricted-2 | Uses prohibited |  |  |  |
|--------|---|-------------------|-------------------|-----------------|--|--|--|
|        | <p>344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 360(p), 371(p), 378(p), 379, 380, 381, 382, 421(p), 437(p), 438, 439, 440(p), 441, 443, 444, 450(p), 451(p), 453, 454, 455, 456, 457, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470 of revenue ward 22) <b>Bilathikulam</b> (Re survey numbers 1242(p), 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1295, 1296, 1297, 1298, 1299, 1300, 1305, 1306, 1307(p), 1361, 1362(p), 1368, 1370, 1371, 1372, 1373, 1374, 1375, 1376) of revenue ward 1) <b>Varakkal</b> (Re survey numbers 16(P), 17(P), 18, 19(P), 21(p), 21(p), 22(P), 23, 24, 34, 35, 132(p), 133, 134, 135, 136(p), 137, 138, 139, 140, 141(p), 143, 144, 145, 146(p), 147, 148, 149, 174(p), 186(p) and 189(p)) of revenue ward 1)</p> <p><b>Temples and their premises</b></p> <p>a) The total number of stories including the existing if any <b>shall not exceed two from the street level.</b></p> <p>b) The overall height of the construction including the existing up to the topmost point of the proposed construction <b>shall not exceed 9 metres from the street level.</b></p> <p>c) The architectural character of the facade of the proposed construction <b>shall be as per the advice of the Commission/ District Level Sub- Committee</b> if any constituted by the Commission.</p> <p><b>C. Kuttichira Area</b><br/>(Re survey numbers<br/>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<br/>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)</p> <p>a) The total number of stories including the existing if any <b>shall not exceed three from the street level.</b></p> <p>b) The overall height of the construction including the existing up to the topmost point of the proposed construction <b>shall not exceed 12 metres from the street level.</b></p> <p>c) The architectural character of the facade of the proposed construction, if any, shall <b>be as per the advice of the Commission/ District Level Sub- Committee</b> if any constituted by the Commission.</p> <p><b>D. SM Street</b></p> <p>a) The total number of stories including the existing if any <b>shall not exceed</b></p> |                   |                   |                 |  |  |  |

| Sl. No | Uses Permitted   | Uses restricted-1 | Uses restricted-2 | Uses prohibited |
|--------|--|-------------------|-------------------|-----------------|
|        | <p><b>two from the street level.</b></p> <p><b>b)</b> The overall height of the construction including the existing up to the topmost point of the proposed construction <b>shall not exceed 9 metres from the street level.</b></p> <p>c) No basement floor shall be allowed.</p> <p>d) Existing foot prints of the buildings shall be maintained as such and no part of the building including hoardings / signage's etc. shall be projected outside the plot boundary.</p> <p><b>e)</b> The slope of roof in facades (Pitch) shall be at an angle within the range <b>35-40 degrees from the horizontal</b> and sloping towards the street.</p> <p>f) The roof in facade facing the street shall be finished with traditional Mangalore Pattern (M.P) terracotta tiles (natural terracotta colour).</p> <p>g) The sunshades in facades if any shall have the same slope and finish as that of the main roof.</p> <p>h) 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.</p> <p><b>E. Mananchira Area</b></p> <p><b>a)</b> The total number of stories including the existing if any <b>shall not exceed two from the street level.</b></p> <p><b>b)</b> The overall height of the construction including the existing up to the topmost point of the proposed construction <b>shall not exceed 12 metres from the street level.</b></p> <p>c) The architectural character of the facades of the construction, if any, <b>shall be as per the advice of the Commission/ District Level Sub-Committee</b> if any constituted by the Commission.</p> <p>The survey numbers included in SM Street and Mananchira areas are 72(p), 73, 74(p), 75(p), 97, 98, 99(p), 100, 101, 102, 103, 104, 105 of revenue ward 17, 1, 2, 3, 4, 32, 33, 34, 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, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 82(p), 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 103, 104, 105, 106, 107, 108, 109 of revenue ward 10, 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), 113, 114(p), 116, 117, 118, 119, 120, 121, 122, 123, 124, 130(p), 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145,</p> |                   |                   |                 |



| Sl. No | Uses Permitted  | Uses restricted-1 | Uses restricted-2 | Uses prohibited |
|--------|---|-------------------|-------------------|-----------------|
|        | <p>146, 147, 148, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165(p), 166, 167, 175(p), 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</p> <p><b>F. Fort of Tippu Sultan</b> (Re survey number 166 (p) Nallur desam of ferok municipality)</p> <p><b>a)</b> The construction and architectural character of the facades of the construction <b><i>shall be as per the advice of the Commission.</i></b></p> <p><b>District Level Committee</b></p> <p>A district level sub committee shall be scrutinizing the applications for the constructions in the area zoned as heritage/ conservation zones in the master plans.</p> <p><b>Structure of the committee.</b></p> <p>Chairperson: The Mayor/ Chairperson/President of the local body</p> <p>Convener: The District Town planner concerned</p> <p>Members</p> <ol style="list-style-type: none"> <li>1. District level officer of the Archaeology Department</li> <li>2. A representative from INTACH</li> <li>3. An Architect having Master Degree in Architecture preferably in Urban design/Conservation.</li> </ol> <p>The members other than ex-officio members of the above committee shall be nominated for a period of three years, with the concurrence of the Commission.</p> <p>Note: 1. Buildings of National/ Regional/ state level importance shall be scrutinised in the State level committee of the Art &amp; Heritage Commission and the others shall be in the district level committee if any constituted by the Commission.</p> <p>Note: 2. In the case of Manachira area, regulations shall be insisted only for 25m depth of land from the street boundary surrounding mananchira.</p> <p>Note: 3. Existing natural vegetation such as trees and shrubs which added to the character of the area shall be protected and maintained to the extent possible.</p> |                   |                   |                 |

|   |               |
|---|---------------|
| 24  | Special Zones |
| Developments in this zone may be permitted by Secretary of LSGI concerned .For the projects proposed in paddy land , developments shall be subject to the provision of Paddy Land and Wet land Act in force in the State  |               |
| a)Mobility Hub  |               |
| Transit Terminal and Parking Plaza as main uses (Terminal for BRTS, Circular Buses and intercity and interstate buses, Mono rail/Light Metro connectivity, water way connectivity, Helipad, multi storied parking plazas) and uses incidental to it.                  |               |
| b) Parking Plaza  |               |
| Area is proposed for construction of Multi Level parking Plaza and 20% of Floor area for Commercial/trading centre.   |               |
| c) Education Complex  |               |
| Higher educational institutions, labs and related facilities and incidental uses like residential quarters, canteen, and waiting rooms.   |               |
| d) Knowledge park   |               |
| All educational buildings and incidental uses like Offices and Quarters, Laboratories, Green house nurseries and study centres as directed by the government.   |               |
| e) Niradesh   |               |
| Constructions by state/ Central Government  |               |
| f) Garbage Treatment Plant  |               |
| Solid waste treatment plant and Buildings/structures incidental to it.  |               |
| g) Buffer zone(50m depth)   |               |
| No new buildings / structures are permitted in this buffer and green vegetation cover shall be provided at this area. Repair/Reconstruction of existing buildings without increasing the floor area shall be permitted with the concurrence of District Town Planner. |               |
| h) Slaughter house  |               |
| Slaughter house and uses incidental to it.  |               |
| i) Marine Park  |               |
| Area for development of Marine industries and related activities as directed by the government.   |               |
| j) Truck Terminal   |               |
| Truck Terminal and related activities   |               |
| k)Water Theme Park  |               |
| Water Theme park and allied activities  |               |

#### GENERAL NOTES

1. Zoning Regulations will prevail over the provisions in KMBR/KPBR.
2. Kerala Conservation of Paddy Land and Wetland Act and Coastal Regulation Zone Notification will prevail over all the provisions in this Masterplan.
3. Subject to zoning regulations of the respective zones, more than one use may be combined in a building, provided that the total floor area of such a building shall not exceed the maximum floor area permitted for any of such use, in that zone. Also, the

floor area of individual uses shall be limited to that prescribed by the zoning regulations for the zone.

4. For the purpose of these regulations, floor area means the total built-up area of the building on all floors.
5. Irrespective of zoning regulations, public utility areas and building under government approved schemes can be implemented anywhere in the planning area except at special zones.
6. No person shall construct any building within 5m from any plot boundary abutting Poonur river, within 10m from Mampuzha, Kallai River, Chaliyar, Ferok River and Kadalundi River and 2m from any plot boundary abutting drains having minimum width of 2m to 5m and 3m from drains having width more than 5m.
7. Where ever the width of Canoli canal is less than 15m, the minimum distance between the centerline of Canoli Canal and any construction/building other than compound wall shall be 10.5m.
8. Fisheries related industries are permitted in areas within a distance of 500m from High Tide Line of Sea irrespective of other Zoning regulations and subject to satisfying the provisions of CRZ Notification.
9. For all proposed roads in masterplan, a construction free area shall be provided at every intersection. Minimum visibility distances to be provided at intersections for roads having different widths are given below. No constructions shall be carried out within the visibility triangle. This distance shall be measured from the edge line of the road and for this purpose the proposed width of road shall be considered as the width of the road.

Width up to 12m : 6m

Width more than 12m: 15m

*(Detailed alignment plans, which shows building lines and visibility triangles, for roads, which will be sanction according to the proposals in this plan, will prevail over this provisions)*

All sight distance obstructions like bushes, trees and hoardings in the visibility triangle should be removed or no obstructions shall be permitted from a height of 0.6m to 1.8m from road level to improve safety.

10. Uses permitted in commercial zone and public and semi public zone, may also be permitted by the executive authority in land to a depth of 150m in residential zone I, residential zone II, public and semi public zone and Small industrial zone on both sides of roads having an existing or proposed width of 18m or more (As per master plan for Kozhikode urban area 2035), if such uses are not permissible otherwise as per the zoning regulations mentioned earlier.