

Chapter-30

ZONING REGULATIONS

DEVELOPMENT PLAN FOR KANNUR MUNICIPAL AREA

(To be placed before Kannur Municipal Council for approval and forwarding to Government for obtaining sanction for publication)

- 1.0 All future developments/constructions shall be in conformity with the provisions of the Development Plan for Kannur Municipal area, the Kerala Municipality Building Rules and CRZ Rules prevailing.
- 2.0 For the implementation and enforcement of the proposals envisaged in this Development Plan for Kannur Municipal area. Kannur Municipal area has been zoned under various categories such as Residential, Commercial , Residential /Commercial mixed , Industrial , Public and semi-public , Dry agriculture , Tourism promotion area, Transport & Communication , Environmentally sensitive areas , Water bodies , Parks and open spaces, Harbour and allied uses and Heritage.
- 3.0 **Uses ‘permitted’** in a zone cover the uses that can be normally accommodated in the relevant zone.

In some cases it may be possible to permit some other uses 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 location factors. Such cases which come under this category are classified as “**Uses Restricted**”. Uses restricted are divided in to two categories. Restricted – 1 category deals with the uses that shall be restricted by the executive authority 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 executive authority with the concurrence of the Chief Town Planner of the Department of Town and Country Planning.

4.0 “Uses prohibited” enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

Details regarding the nature of uses ‘permitted’, uses ‘restricted’ and uses ‘prohibited’ in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the scheme.

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. They are essentially intended to help the competent authority in decisions regarding granting or refusal of permits for land development and construction of buildings/ structures.

5.0 Non-conforming uses: If any portion of a zone is put to a “Use Prohibited” before the sanctioning of the development Plan, such use shall be termed as non-conforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the executive authority, 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 executive authority with the concurrence of the Chief Town Planner.

6.0 Regulation of constructions and land developments on the sides of new roads / roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the existing road, unless otherwise specified in the scheme or any detailed road alignment approved by the Chief Town Planner. Provided that the road widening on south of heritage zone should be towards south to protect the Heritage Structures.

7.0 The zoning regulations for the various zones are given below.

Sl. No.	Land use	Use permitted	Uses Restricted by the Secretary of the Local Self Government with the concurrence of		Uses Prohibited
			Town Planner of the Department of Town & Country Planning having jurisdiction over the area (Restricted 1)	Chief Town Planner (Restricted 2)	
(1)	(2)	(3)	(4)	(5)	(6)
1	RESIDENTIAL ZONE	<p>All Residences including Apartments, Hostels and boarding houses, Residential quarters, Guest houses, Night Shelters, Orphanages, Old age Homes, asram, Mutt. Dharmasala, Agriculture and Horticulture, Pump Houses, Wells and Irrigation Ponds, Tot lots/Play grounds (up to 8 Ares)</p> <p>The following uses shall be permitted with Floor area limited to 100 m²:- Gymnasium/ yoga centers, clinics (out patient)</p> <p>The following uses shall be permitted with Floor area limited to 150 m²:- Day care and crèche, Nursery schools, Kindergarten, Library and reading rooms, internet café, Primary Health Centres</p> <p>The following uses shall be permitted with Floor area limited to 200 m²:-</p> <p>Retail shops/ Restaurant/ Canteen/ commercial establishments/ professional offices, Banking and financial Institutions</p>	<p>Local, State and Central Govt. Offices, Public Sector Offices, Police aid post, Police Station, Fire Post/Station, Post Offices, Telephone Exchange, Swimming Pool, Cultural and Information Centers, Autorickshaw Stand, Parking Lot, Water Treatment Plant below 5 MLD, Hospitals (up to 1000 sq.m floor area).</p> <p>The following uses shall be permitted with Floor area limited to 100 m²:- Storage of Agricultural Products and Seeds</p> <p>The following uses shall be permitted with Floor area limited to 150 m²:- Diagnostic Centre,</p> <p>The following uses shall be permitted with Floor area limited to 200 m²:- IT Hard Wares/Software's /Electronic Industries, Bakeries and confectionaries, Godowns/ Warehouses/ Storages, Cottage industries, service Industries of non nuisance nature (See Annexure - 1) with number of workers limited to 20 without power or 10 workers with power limited to 10 HP, Automobile Work Shop for 2/3 Wheelers, Cold Storage, Printing Press</p> <p>The following uses shall be permitted with Floor area limited to 300 m²:- Social Welfare Centers</p>	<p>Primary schools, Secondary/ Higher Secondary Schools, Vocational Training Institute, Technical training centers/ Polytechnics, Markets, Open Air Theatre, Community Hall, Automobile Showrooms, Fuel filling station, Gas Godown, Automobile service station for light vehicles with out washing with water, Transmission Towers and Wireless Station, Radio and TV Stations, Parking Plaza, Taxi/Jeep Stand, Cottage industries more than 200 Sq.m. floor area, Retail Shops/ Restaurant/ Canteen etc. above 200 sq. m up to 500 sq. m, Hospitals up to 800sq.m floor area.</p>	All other uses not mentioned in columns 3,4 and 5.

(1)	(2)	(3)	(4)	(5)	(6)
2	COMMERCIAL ZONE	<p>All retail shops, All wholesale shops, Professional offices, Commercial buildings/ Offices/ Establishments, Banking/ Financial Institutions, ATMs, Night shelters, Cyber cafe, Restaurant, Canteen, Bakeries and confectioneries, IT Software/ hard ware units, movie halls, Hotels, Hostels, Beauty Parlors, Markets, Gymnasium/Yoga centre, Godowns/ Warehouses for Storage of non-hazardous materials</p> <p>The following uses shall be permitted with Floor area limited to 150 m²:- Residences, Ashram/ Mutt, of floor area up to 150 sq. m</p>	<p>Residences, Ashram/Mutt (above 150 to 300 sq. m floor area), Tot lots/Play grounds (up to 8 Ares), Nursery/ Kindergarten (upto 150m²)</p> <p>The following uses shall be permitted with Floor area limited to 500 m²:- Automobile service stations (Light vehicles) Spray painting workshops, Automobile workshops, Ice Factory, Service Industries (up to 20 workers or 10 workers + 10 HP), Non-nuisance character service Industries, Printing Press, Taxi/Jeep stand and Autorickshaw stand. Weigh bridges, Cottage industries, Police Out Posts, Police Station, Fire Station, P & T Offices, Library and Reading Rooms</p> <p>The following uses shall be permitted with Floor area limited to 1000 m²:- Social Welfare Centre, Auditorium/Wedding Centre Community Halls, Cultural and Information Centre, Indoor games Stadium, Swimming pool, Exhibition Centre and Art galleries, Cold storage, Water treatment plants below 5 MLD, Local state and central Govt. Offices, Public Sector Offices, Day care and creche, Traffic park, Play ground, Parking plaza, Plant nursery, Pump houses, Wells, Storage of agriculture products and seeds and Residential apartments with minimum 2 lower floors commercial and maximum three upper floors residential.</p>	<p>Educational Institutions up to Higher Secondary, Outdoor game Stadium, Bus terminal/ Lorry stand, Fuel filling stations, Slaughter house, Gas godowns, Sewage treatment plants, helipad over high rise buildings, Telephone Exchanges, Transmission Towers and Wireless Stations, Radio and T.V. Stations, Professional/ Educational Institutes, Research & Development Institutes, Jail and reformatory, Museum, Convention centre, Religious Centers, Parks, Fair ground, Open air Theatres, Hospital and Health Centre (floor area above 2000sq.m).</p>	<p>All other uses not mentioned in columns 3,4 and 5.</p>

(1)	(2)	(3)	(4)	(5)	(6)
3	RESIDENTIAL / COMMERCIAL MIXED ZONE	<p>All uses permitted in Residential zone.</p> <p>The following uses are permitted with Floor area limited to 200 m²:- Shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Restaurants, Hotels, Markets, Movie Halls, Auditorium/Community halls, Social Welfare Centres, Convention Centres, Museum, Exhibition Centres & Art Gallery, Indoor Stadium, Gymnasium/Health Clubs/Yoga Centers, Beauty parlor/Spa/Saunas, Schools up to Higher Secondary level.</p>	<p>All uses permitted with concurrence of Town Planner in Residential Zone.</p> <p>The following uses are permitted with Floor area above 200m² upto 500m²:- Shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Restaurants, Hotels, Markets, Movie Halls, Auditorium/Community halls, Social Welfare Centres, Convention Centres, Museum, Exhibition Centres & Art Gallery, Indoor Stadium, Gymnasium/Health Clubs/Yoga Centers, Schools up to Higher Secondary level.</p>	<p>All uses permitted with concurrence of Chief Town Planner in Residential Zone.</p> <p>The following uses are permitted with Floor area upto 800m²:- Shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Restaurants, Hotels, Movie Halls, Social Welfare Centres, Convention Centres, Museum, Exhibition Centres & Art Gallery, Indoor Stadium, Gymnasium/Health Clubs/Yoga Center.</p>	All other uses not mentioned in columns 3,4 and 5.
4	INDUSTRIAL ZONE	All type of industries, retail and wholesale business, storage and godowns, public and semi-public offices and warehousing, canteen all incidental to the industrial use, obnoxious and nuisance character Industries	Residential buildings incidental to industrial use, landing places	Gas Godowns, Fuel filling stations, obnoxious and nuisance type of industries, minor storage of explosives, and fireworks, Water treatment plant above 5MLD, Sewage treatment plant, Residential buildings up to 150 sq.mts.	All other uses not mentioned in columns 3,4 and 5.

(1)	(2)	(3)	(4)	(5)	(6)
5	PUBLIC & SEMI PUBLIC ZONE	<p>Local/ State/ Central Govt. or Public sector offices, Educational, Institutions, Civil Defense and Home Guard, Library and Reading Rooms, Social Welfare centers, Museum, Indoor Games Stadium, Telecommunication Towers, Auditorium and community halls, Cultural centers, Swimming Pools, Exhibition Centers and Art Gallery, Public Utility Buildings, Places of Worship and religious buildings, Clinics, Diagnostic centers and hospitals, Ashram/Mutts, ATMs, Water Treatment Plants below 5 MLD, Tot Lots/Parks/Play Grounds, Open air Theatre, Zoological and Botanical Gardens, Camping Sites.</p> <p>The following uses are permitted upto 150 Sq.m Floor area: - Retail shops, Restaurants , Canteens</p>	<p>Printing press, Water treatment plant 5 MLD & above, Car/Jeep stand, Auto-rickshaw stand, Residences, Hostels and Boarding houses incidental to public & semi public uses.</p> <p>The following uses are permitted upto 1000 Sq.m Floor area: -</p> <p>Banking and Financial Institutions, Markets, Night shelters, Orphanages/Old age homes/ Dharmasala, Guest houses & Lodges.</p>	<p>Bus Terminal/stand, Lorry stand, Sewage treatment plants.</p> <p>The following uses are permitted upto 1000 Sq.m Floor area: -</p> <p>Commercial office / establishments.</p>	<p>All other uses not mentioned in columns 3,4 and 5.</p>

(1)	(2)	(3)	(4)	(5)	(6)
6	TRANSPORTATION AND ALLIED USES	All buildings and uses connected with transport and communication such as bus terminals including Residential use incidental to the main uses limited to Third floor and above, railway stations, transmission towers and wireless stations etc , essential repair and service shops related to above and transportation routes, Parking plaza, Lorry stand, Taxi/jeep stand, Autorickshaw stand, ATMs	Police post/ Police station, Fire post/ station, Post and Telegraph office, Telephone exchange, Electric sub-station, Cyber café, restaurant and Canteen, Gymnasium/ Yoga centers, Markets, Beauty parlor, Professional Offices up to 1000sq.m, Local, state, Central, and public Sector Offices, Cultural and information centres, Night shelters, Orphanage/ Old age homes/ Dharmasala, Commercial office/ establishments up to 2000sq.m, Retail shops up to 1000sq.m all inside transportation terminal buildings	Fuel filling station	All other uses not mentioned in columns 3,4 and 5.
7	PARK & OPEN SPACES	Tot lots/ Play Grounds, Zoological and Botanical Gardens/ Bird Sanctuary, Comfort Stations, Radio/ TV kiosks.	Fair Grounds, Open air Theatre, Camping Site, Autorickshaw/ Taxi/ Jeep Stands	Retail shops, Restaurants and Canteen incidental to the main use with total area limited to 100 Sq.m.	All other uses not mentioned in columns 3,4 and 5.

(1)	(2)	(3)	(4)	(5)	(6)
8	DRY AGRICULTURAL ZONE	<p>Agriculture, Horticulture, Fodder cultivation, Pastures, Grazing grounds, Plant Nursery, Fish farms, Poultry/Piggery Farms, wells and irrigation ponds, Green Houses, tot lots, park & play grounds, Camping sites, Storage of Agricultural produces and seeds.</p> <p>The following uses are permitted with Floor area up to 100 Sq.m: - Library and Reading Rooms, Public Utility Areas & Buildings, Residences.</p>	<p>The following uses are permitted with Floor area up to 100 Sq.m :- Police Aid Post, Yoga Centers, Godowns/ Warehouse/ Storage - non hazardous, Cottage industries, Service industries of non-nuisance nature with (See Annexure 3) engaging not more than 6 workers with out power or 3 workers with power limited to 5 HP</p> <p>The following uses are permitted with Floor area up to 200 Sq.m :- Residences, Day Care and Crèche, Nursery/ Kindergarten/ Primary & Upper primary schools., Orphanages, Old age homes, Dharmasala, Ashram/Mutt, Clinics (Outpatient) and Diagnostic centers</p>	Stacking Yards, Transmission towers, Telecommunication towers and Wireless station, Social welfare centers up to 200 Sq.m floor area, Godowns/ Warehouses/ Storage of non hazardous nature of floor area up to 300 Sq.m provided that the access road has a width of minimum 5m.	All other uses not mentioned in columns 3,4 and 5.

(1)	(2)	(3)	(4)	(5)	(6)
9	TOURISM PROMOTION AREA	<p>Parks/ Play Ground, Convention centers, Amusement Parks, Zoological and Botanical Gardens/ Bird Sanctuary, Camping Site, Swimming Pools, Public Utility areas & buildings, Stadium, Fair ground, Auto/ Taxi/ Jeep Stand, Plant Nursery, Pump house, Wells and Irrigation ponds, Agriculture, Animal Husbandry and Horticulture including incidental uses such as cattle shed, Fodder cultivation, Pastures, Grazing grounds, Fish Farms, Seed Farms, Storage of Agricultural produces and seeds, Studio Apartments up to 50 units incidental to tourism (small apartment which combines living room, bedroom, and kitchenette into a single room) with maximum plinth area of 50 m² each</p> <p>The following uses are permitted with Floor area up to 100 Sq.m : - Retail shops/ Professional Offices- Restaurants/ Canteen/ Resorts/ Hotels</p> <p>The following uses are permitted with Floor area up to 200 Sq.m: - Commercial Offices/</p>	<p>The following uses are permitted with Floor area up to 200 Sq.m : - Bakeries and Confectionaries</p> <p>The following uses are permitted with Floor area up to 300 Sq.m : - Movie halls, Resorts/ Hotels, Restaurants, Shops / Professional Offices/ Banking and Financial institutions</p> <p>The following uses are permitted with Floor area up to 3000 Sq.m : - Apartments</p>	<p>Place of worship, Trans-mission towers, Tele communication towers and Wireless Station, Fuel filling Stations</p> <p>The following uses are permitted above 200 Sq.m:- Bakeries/ Confectionaries</p> <p>The following uses are permitted above 300 Sq.m:- Shops / Professional Offices/ Banking and Financial institutions, Restaurants/ Canteen/ Resorts/ Hotels.</p> <p>The following uses are permitted upto 1000 Sq.m Floor area: - Hospitals & Health centers</p> <p>The following uses are permitted with Floor area above 3000 sq.m:- Apartments</p>	All other uses not mentioned in columns 3,4 and 5.

(1)	(2)	(3)	(4)	(5)	(6)
		<p>Establishments, Banking and Financial Institutions, Cottage industries, Nursery/ Kindergarten/ Primary / Upper primary schools, Police aid Post, Post and Telegraph office, Fire Post/Fire station, Telephone Exchange, Library and Reading rooms, Museum, Exhibition centers and Art Gallery, Tourist Facilitation Centre</p> <p>The following uses are permitted with Floor area up to 300 Sq.m: - Residences- Hostels and Boarding Houses, Orphanages/ Old ages homes/ Dharmasala, Night Shelters, Guest houses, Lodges, Ashram/ Mutt</p> <p>The following uses are permitted with Floor area up to 500 Sq.m: - Gymnasium / Yoga centers/ Health Spas</p> <p>The following uses are permitted with Floor area up to 1000 Sq.m: - Apartments</p>			

(1)	(2)	(3)	(4)	(5)	(6)
10	ENVIRONMENTALLY SENSITIVE ZONE	Water landings, Pump houses, fish farms and protective works.	Agriculture/ Horticulture/ Fodder cultivation/ Pastures/ Grazing grounds/ Seed Farms/ Wells and Irrigation ponds without any building constructions.	Minor Public Utility areas and building including buildings for disaster management which will not affect the character of the area.	All other uses not mentioned in columns 3,4 and 5.
11	HARBOUR AND ALLIED USES	All uses related to the Harbour/ fisheries, light and service industries connected with the harbour development other than obnoxious and nuisance type of industries, godowns and warehouses, water landing, transmission towers and wireless stations.	NIL	NIL	All other uses not mentioned in columns 3,4 and 5.

(1)	(2)		(6)
12	HERITAGE ZONE	<p>Not withstanding anything contained in the zoning regulations of the scheme and subject to modifications as prescribed here under, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole there of in respect of any objects or buildings in the area, shall be allowed except with the prior written recommendation of Art & Heritage Commission constituted by the Government under Rule 154 of the Kerala Municipality Building Rules 1999, in order to conserve the heritage character of the Arakkal Kettu and its environs. Provided that, no area or buildings or objects, which in the opinion of the said commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to change from the existing condition without the 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>i) The total number of storey's including the existing if any shall not exceed two from the street level.</p> <p>ii)The over all height of the construction including the existing up to the top most point of the proposed construction shall not exceed 9 mts and</p> <p>iii)The architectural character of the facades of the construction shall as per the advice of the commission.</p> <p>Provided also that the use or reuse of any site or building shall be as per the recommendations of the commission.</p> <p>The Local Self Government institutions concerned shall insist on any such recommendations of the commission. The Art & heritage Commission, if found necessary, may entrust the above regulatory aspects to a committee constituted for the purpose by the commission.</p> <p>In the identified heritage sites, constructions for renovation of the existing buildings only are permitted. Height of constructions, within a distance of 50 mtrs. on all sides of the heritage sites shall be limited to a maximum of 7m. All construction works within 50 m from on all sides of heritage structures, which may cause vibration by which damage is caused to the existing heritage structure should be prohibited.</p>	All other uses not mentioned in columns 3,4 and 5.

(1)	(2)	(3)	(4)	(5)	(6)
13	HAZARDOUS ZONE	Slaughter Houses, Solid Waste Storage and Treatment Plants, Sewerage Treatment Plants, Crematorium, Vaults and all uses related to Burial ground.	NIL	NIL	All other uses not mentioned in columns 3,4 and 5.

10 General Guidelines

- Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all the zones and shall not constitute non conforming uses.
- For Plots in residential zone and residential / commercial mixed zone abutting roads of existing or proposed width of 16m or more, uses permitted in commercial, public and semi public zones may be permitted by the Secretary of the Local Self Govt, to a depth of 50m from the road boundary, if not allowable other wise in the Zoning Regulations.
- For roads with minimum width of 4 m to 6 m, other than cul-de-sac of less than 75m length, building line of 6m should be provided from the centre line of the existing road, satisfying KMBR in force.
- Expansion of existing public educational and health 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.
- Regulation of construction on the sides of new roads/roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified in the General Town Planning Schemes or Detailed Town Planning Schemes or any detailed road alignments approved by the Chief Town Planner.
- Regarding the assessment of permissibility of uses classified under the category 'Restricted uses', the Chief Town Planner may issue general guidelines from time to time and such guidelines shall be adhered to by the responsible authorities.