

CHAPTER 26

ZONING REGULATIONS

26.1 General Regulations

1. All future developments/Constructions shall be in conformity with the provisions of the Master Plan for Mananthavady Town, the Kerala Municipality Building rules, Kerala Conservation of Paddy Land and Wetland Act-2008, Kerala Land Utilisation Order-1967, Kerala Land Reforms Act-1963, Kerala Forest Act-1961, Orders of District Disaster Management Authority (DDMA), Wayanad, and other applicable statutes and clearances as amended from time to time.
2. For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories as follows:

I) Development Areas	II) Development Regulated Areas	III) Development Limited Areas
<ol style="list-style-type: none"> 1. Residential Zone 2. Commercial Zone 3. Mixed Zone 4. Agriculture Zone 5. Tourism Zone 6. Public and Semi-Public Zone 7. Traffic and Transportation Zone 8. Industrial zone 9. Special Zones 	<ol style="list-style-type: none"> 1. Flood Prone Area 2. Land Slide Prone Area 3. Hazardous Zone 4. Park and Open space 5. Wet Agriculture Zone 6. Tea Plantation Zone 	<ol style="list-style-type: none"> 1. Heritage Zone 2. Water Body 3. Green Strip 4. Ecological Conservation Zone 5. Forest

Details regarding the nature of uses 'Permitted', uses 'Restricted' and uses 'Prohibited' in each zone are given under. These regulations shall be enforced in conjunction with other specific provisions if any elsewhere in the Plan.

'Uses Permitted' in a zone cover the uses that can be normally accommodated in the relevant zone. The Secretary, Mananthavady Municipality, hereinafter referred to as The Secretary, may permit such uses. 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 spatial location factors. Such cases, which come under this category, are classified as **"Uses Restricted-1 and Uses Restricted - 2."**

'Uses Restricted -1 Category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the Local Self Government Department (Planning) having jurisdiction over the area, hereinafter referred to as The Town Planner.

'Uses Restricted -2 Category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner of Local Self Government Department (Planning), hereinafter referred to as The Chief Town Planner.

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

If any space in a zone is put to a **'Uses 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 Town Planner.

3. Existing areas and structures of archaeological importance, agriculture or religious uses may be permitted to continue in all the zones and shall not constitute non-conforming uses. All places of heritage importance have to be conserved with due regard to the historical significance and architectural character of the area.
4. Regulation of constructions and/or land developments on the sides of new roads/roads proposed for widening as per the Master Plan shall be governed by the distance from the centreline of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner. However, if widening on one side is constrained due to the physical barriers of forestland, canals or water bodies, then entire road widening shall be on the other side.
5. Unless otherwise specifically mentioned, the width of road mentioned in this zoning regulations means the existing width, i.e., the right of way.
6. Expansion of an existing public, educational, Industrial or hospital institutions shall be permissible in its adjacent plots irrespective of the zoning and development regulations proposed in such plots, subject to relevant Acts in force.
7. In privately owned land zoned as public & semi-public zone/Industrial zone, activities in the adjoining land use zone may be permitted with the concurrence of the Town Planner, if so required by the client.
8. In privately owned land zoned as Public & Semi Public Zone/Industrial zone, if public/industrial use activity ceases in a rented building or a public office/industry is shifted to new location then any land use activity allowed in the adjoining plots shall be allowed in the plot with the concurrence of the Town Planner, if so required by the applicant.
9. Irrespective of zoning regulations, Government Schemes/ Projects, Disaster mitigation projects/measures by competent authorities can be implemented anywhere in the municipality subject to relevant Acts in force.

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.
11. 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 such areas under this Master Plan.
12. Transmission/ telecommunication towers, wireless stations etc. shall be treated as permitted uses in all zones.
13. If different land use zones fall within a single plot, the major land use zone applicable to that plot may also be extended to the remaining portion of the plot, if so required by the applicant.
14. For the lands which are Dry Land/Purayidom as per revenue records and for the lands which are converted to Dry Land/Purayidom in accordance with the provisions of Kerala Conservation of Paddy Land and Wetland Act-2008, but included in Wet Agriculture use as per the proposed land use map, the regulations of Wet Agriculture Zone will not be applicable. Such lands shall be considered as lands converted to an adjoining proposed land use as compatible to the surrounding development conditions & adjoining proposed land use zones, with the concurrence of the the Town Planner and the zoning regulations as per such proposed land use zone shall be applicable on such lands.
15. 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.

16. The areas specially demarcated for certain projects like Transport Terminal Complex, Truck Terminal, Municipal Office cum Town Hall, Industrial Park, Town Square, Sports Complex, Export Processing Zone, Super Speciality hospital, General Hospital, Ayurvedic Hospital, are to be acquired by Municipality within a period of 5 years from the date of sanctioning of the plan. If acquisition is not done within that time frame, any land use activity permitted in the adjoining plots can be allowed in those plots, with the concurrence of the Town Planner if so required by the applicant.
17. For land to a depth of 250 metres on either side of roads (measured from the proposed road boundary) with an existing or proposed width of 15 metre or more in residential zone, mixed zone and agriculture zone, uses permitted in commercial, public and semipublic zones may also be permitted by the Secretary. Moreover, restricted uses under Category I and Category II may be permitted by the Secretary with the concurrence of the Town Planner and with the concurrence of the Chief Town Planner respectively.

For roads of existing or proposed width 12 metre or more (measured from the proposed road boundary), the same provision may be made applicable to a depth of 150 metres on both sides of the road.

For roads of existing or proposed width 10 metre or more (measured from the proposed road boundary), the same provision may be made applicable to a depth of 100 metres on both sides of the road.

In the above said cases, if a plot extends beyond this boundary, the uses as additionally permitted or restricted as above may be made applicable for the entire plot, if 50 % of that plot comes within the 250 m/150 m/100 m boundary as the case may be.

18. No building construction shall be allowed on the Green Strip Zone on the banks of Mananthavady River, and at a distance of 3 metres from the following streams, viz., Cherupuzha thodu, Moorthimoola thodu, Mundam thodu, Kaverippoyil thodu, Puthiyidam thodu, Thannikkal thodu, Chirakkara thodu, Pilakkavu thodu and Chettappalam thodu.

19. For all new buildings/constructions in Flood Prone area zone, septic tank or sewage treatment plant as stipulated in the Kerala Municipal Building Rules shall be made mandatory for all buildings irrespective of built-up area.

20. Subject to the zoning regulations of the respective use zones, more than one use may be combined in a building, or as a group of buildings, provided that, the total floor area of each individual use in the plot shall not exceed the maximum total floor area permissible for that particular use zone. For the purpose of these regulations, total floor area means the floor area of the building on all floors considered for FSI calculation.

21. **General Guidelines for Large Scale Development Projects:**

The provisions for Large Scale development projects as specified in Chapter IX of the Kerala Municipality Building Rules 2019 shall be allowed in all zones in 'Development Areas' and Tea Plantation Zone.

26.2 Zoning Regulations

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
I) Development Areas				
1	Residential Zone			
1	All residential buildings including flats/apartments, Hostels and Boarding houses, Night Shelter, Orphanages/ Old age homes/ Dharmasala, Guest houses / Lodges/ Home stays / Resorts	Fuel Filling Stations	Multiplex	All uses other than specified.
2	All commercial establishments, All public sector and private sector Offices, IT/ Software units, Banking and Financial institutions. All uses with total floor of the above buildings limited to 500 Sq.M.	Cremation Ground/ Crematorium, Burial Ground/ Common Vault.		
3	Cottage Industries, Service industries of non-nuisance nature (See Annexure-I), Water and sewage treatment plants below 5MLD, IT hardware/Electronic Industries, All uses with total floor area of above buildings limited to 300 sq. m.			
4	Non-hazardous Godowns / Warehouses/ storages/ Automobile showrooms. Weigh bridge. All uses with total floor area of buildings limited to 1000 Sq. M.			
5	All educational buildings			

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
6	Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres etc. All uses with total floor area of buildings limited to 2000 Sq. M			
7	Recreational parks/Fair grounds, Open Air theatre, open grounds, walk ways, cycling tracks, Swimming pool, Tot lots, parking grounds, Gymnasium, Yoga centre, Health club, Indoor courts and other recreational facilities.			
8	All places of worships & religious study centre and residential uses incidental to main use -All with total floor area up to 1500 sq.m	All places of worships & religious study centre and residential uses incidental to main use -Total floor area up to 3000 sqm		
9	Automobile workshops for two/ three wheelers - built-up area limited to 250 m ² .			
10	Dairy Farms, Livestock farms, Fish farms, Seed farms, Poultry farms Plant nursery, pump house, wells and irrigation ponds, Granaries, plant nursery.			
11	Convention Centres/ Auditorium/ Wedding Halls/ Movie Halls/ Community halls/Exhibition Centres and			

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Art Gallery-built-up area limited to 2000 m²			
1.1	Provided that the access road has a width of 7 m minimum			
12	Hospitals and Health Centres	LPG distribution centres (excluding bottling plants and bulk storage) limiting the built-up area limited to 200 m ²		All uses other than specified.
13	Convention Centres/ Auditorium/ Wedding Halls/ Movie Halls/ Community halls/Exhibition Centres and Art Gallery-built-up area above 2000 m²			
2	Commercial Zone			
1	All commercial establishments, restaurants, markets & hotels All Offices, IT/ Software units, Banking and Financial institutions.		Multiplex	All uses other than specified.
2	Residential Buildings, residential flats/apartments/quarters, with lower floor(s) commercial only, Hotels, Hostels and Boarding houses, Night Shelter, Orphanages/ Old age homes, care homes, Guest houses / Lodges, home stay and resorts	Fuel filling stations. LPG distribution centres (excluding bottling plants and bulk		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
		storage) limiting the built-up area limited to 200 m ²		
3	All assembly buildings - Total floor area up to 1500 Sq. M.	Saw Mills with Timber Yards		
4	Non-hazardous Godowns/ Warehouses/ storage/stacking yards. All the above uses with total floor area of the building limited to 1000 Sq. M.	Slaughter Houses		
5	Cottage Industries, Automobile workshops & service stations, Service industries of non-nuisance nature (See Annexure-I) IT hardware/Electronic Industries.			
6	All educational buildings total floor area up to 5000 Sq. M.			
7	Hospitals, Clinics, diagnostic centers.			
8	Swimming pool, Tot lots/Parks/Fair grounds, Open Air theatre, Gymnasium, Yoga center, Health club, Indoor courts and other recreational facilities.			
9	Plant nursery, storage of agricultural produces and seeds, pump house, wells and irrigation ponds.			
10	Sewage treatment plant, fecal Treatment Plant.			

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
11	Taxi/Jeep/Auto rickshaw stands, Transport Terminals/ truck terminals/Parking Plaza.			
12	Dairy Farms, Livestock farms, Fish farms, Seed farms, Poultry farms.			
3	Mixed Zone			
1	All uses that are permitted in Residential Use Zone	All restricted-1 uses allowed in residential zone.	Multiple	All uses other than specified.
2	Shops, Professional Offices, Commercial Offices/ Establishments, IT/ Software units, Banking and financial institutions, Restaurants/Canteen, Hotels.	LPG distribution centres (excluding bottling plants and bulk storage)		All uses other than specified.
3	Automobile workshops for 2/3 wheelers, Service Industries of non-nuisance nature (See Annexure I), Civil defence and home guard stations.	Museum, Exhibition centres and art gallery		
4	Diagnostic Centres, Clinics (Out Patient), built-up area limited to 500 m² .	Slaughter houses, Solid & Liquid treatment plants.		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
5	Taxi/Jeep/Auto rickshaw stands, Parking Plaza.	Fuel filling stations		
6	Recreational parks/Fair grounds, Open Air theatre, open grounds, walk ways, cycling tracks, Swimming pool, Tot lots, parking grounds, Gymnasium, Yoga centre, Health club, Indoor courts.			
7	All Assembly/ Educational Institutions buildings			
8	All hospitals and health care centers			
9	Godowns/ Warehouses/ Storage of non-hazardous type - built-up area limited to 1000 m² .			
10	Marble and Granite Storage Centres, Industrial Estates & Industrial Parks, Automobile Workshops/Automobile Service Stations for Light Motor Vehicles, Weigh Bridge etc.			
11	Automobile workshops/ Automobile Service stations for Heavy vehicles -			
12	Service Industries of Non Nuisance Nature (see annexure I)	Bus Terminals, truck terminals		
4	Agriculture Zone			

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry.	Cremation ground / crematorium, burial ground, common vault		All uses other than specified
2	Dairy Farms, Livestock farms, Fish farms, Piggery Farms, Seed farms, Poultry farms, Plant nursery, pump house, wells and irrigation ponds, Granaries.	Slaughter Houses.		
3	Residences, Home stays, Farm Houses, lodges, hotels, resorts with number of floors limited to Two.			
4	Orphanages, old age homes, Places of Worship and Religious Buildings area limited 200 sq.m			
5	Clinics (Outpatient) and diagnostic centres - built-up area limited to 200 m² .			
6	Shops, professional offices, commercial offices and establishments, banking and Financial institutions, ATM, restaurants, canteens - built-up area limited to 200 m² .			
7	Day Care and Crèche, Nursery / Kinder Garten / higher secondary schools			
8	non-hazardous Godowns/ warehouses/ Storage			

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
9	Cottage industries, Service industries of non-nuisance Nature (See Annexure -I), Automobile workshops for 2/3 Wheelers			
10	Tot Lots/Parks/Play Grounds/Turf courts, Saw Mills, Weigh Bridge.			
11	Library and Reading Rooms, Gymnasium, Yoga Centres and other recreational activities.			
4.1	Provided that the access road has a width of 7m minimum			
12	Higher Education Institutions.	Storage of explosives and fireworks, Gas Godowns, LPG bottling plant, Dumping Yard.		
13	Auditorium/Wedding Halls/Community halls - built-up area limited to 1000 m² .	Ready Mix Concrete Plants, Hot Mix Plants		
14	Hospitals and health care institutions	Fuel filling stations.		
15	Quarrying and mining activities subject to DDMA approval.			
5	Tourism Zone All buildings shall be limited to two floors and built-up area limited to 2000 m ² ; and shall neither disturb the terrain nor affect the character of the area.			

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
1	All accommodation facilities including home stays, hotels, Resorts, Tourist information centres, Tourism facilitation centres, Emporiums, etc.			All uses other than specified
2	All residential buildings, night shelters, orphanages, old age homes, hostels and boarding houses, lodges, guest houses etc.			
3	All commercial buildings, restaurants, museums, other tourism related activities etc.			
4	Swimming pool, Tot lots/Parks/Fair grounds, Open Air theatre, Gymnasium, Yoga center, Health club, Indoor courts, turf courts and other recreational facilities.			
6	Public & Semi Public Zone			
1	All Offices and Assembly Buildings, Educational Buildings, Banking and Financial institutions, Religious Buildings, Hospitals and allied uses.	Cremation Ground / Crematorium, Burial Ground, Common Vault.		All uses other than specified

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
2	Residential use incidental to Public & Semipublic use, Residential Quarters, Hostels and Boarding houses, Night shelters, Orphanages/Old age homes/ Guest houses /Lodges			
3	Water Treatment Plant/ Sewage Treatment Plant/Faecal Treatment Plant			
7	Traffic and Transportation Zone			
1	Transport terminals including constructions that form an integral or essential part of the terminal.	Public Utility Areas and Buildings		All uses other than specified
2	Any incidental uses to the transport terminals such as Retail Shops, Restaurants and Canteen etc. with total floor area of the building limited to 5000 m ² .	Fuel filling stations		
3	Staff Quarters, Offices, Night Shelters, Guest Houses, Dormitories etc. incidental to the main use.	Solid & Liquid waste treatment plants		
4	Parking Plazas, Weigh bridge, Transmission Towers and Wireless Stations.			

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
8	Industrial Zone			
1	All non-obnoxious and non-nuisance type industries (See Annexure I), Automobile Workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Cold Storage, Fish and Meat Processing Units, Printing Press, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Industrial Estates & Industrial Parks.	All other Industries not mentioned in Annexure-I Storage of Explosives and Fire Works, Gas Godowns, Crusher Units.		All uses other than specified
2	Godowns/Warehouses/Storage of non-hazardous material, stacking yards, weigh bridge.	Other Public Utility Areas and Public Buildings.		
3	Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Livestock Farm, Smoke House.	Fuel filling stations		
4	Dry Cleaning Plants, Power Plants, and Sub Stations.			
5	Government or Public Sector Offices	Ready Mix Concrete Plants, Hot Mix Plants		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
6	Transport Terminals incidental to industrial use.	Solid and liquid waste treatment plants, Dumping Yard.		
7	Residential Uses incidental to the Industrial Use. Any other activity essentially incidental to Industrial use.	Slaughter House, Bio manure/ Bio feed production and storage		
8	Tot lots, Parks, parking Plaza, Turf Courts and Play Grounds incidental to main use	Container Terminals with access width of 12m minimum.		

9	Special Zones <i>(Special zones include the areas specifically demarcated for certain projects and/or environmentally sensitive areas and permission for such projects shall be obtained from The Secretary. The special zones are in two category P1, P2.... P14 are the projects proposed in private land and the G1, G2,..... G13 are the projects proposed in government land/municipal land. No other activity unless otherwise specified shall be permitted in such zones.)</i>	
Name	Uses Permitted	
P1	<i>Sewage Treatment Plant</i>	Sewage treatment plan, faecal treatment plant, waste water treatment plant, underground and overhead tanks, motor room rest room, sanitation facilities etc. Office, assembly and Commercial establishments
P2	<i>Resource Recovery Facility</i>	Collection/ storage and processing of plastic/electronic/biodegradable waste. Plastic bailing/shredding units. Residential accommodation, canteen etc. incidental to main use.
P3	<i>Sports Complex I</i>	Outdoor/indoor stadium/sports complex and dormitories/boarding houses/ canteen / shopping complex etc. which are incidental to main use, public utility areas and buildings.
P4	<i>Truck terminal</i>	Lorry parking, dormitories/ canteen/ ATM/ automobile workshops etc., which are planned as integral part of the project. public utility areas and buildings
P5	<i>Industrial Park</i>	Micro and small-scale industries, Agriculture related industries, Offices, ATMs, canteen, retail shops, staff quarters, all incidentals to main use.
P6	<i>Transport terminal complex- I</i>	All uses connected with Traffic and transportation such as bus terminal/ stand, auto rickshaw stands, Taxi/jeep stands, automobile garage, offices, ATMs, any other incidental uses to the transport terminal such as shopping complexes, Restaurants, Canteen, Staff Quarters, Night Shelters, Guest Houses etc. and parking lots/ Parking plazas which are

		planned as integral part of the project. Public utility areas and buildings.
P7	Export Processing zone	All facilities related with exporting, processing centre, residential accommodation, canteen, retail shops, parking lots, loading and unloading lots an incidental to main use
P8	Town Square	Public gatherings, Exhibition grounds/ Fair grounds, stages, open-air theatre, vehicle parking, public utility areas and buildings, sewage treatment & water treatment plants etc. incidental to main use.
P9	Transport terminal complex- I	All uses connected with Traffic and transportation such as bus terminal/ stand, auto rickshaw stands, Taxi/jeep stands, automobile garage, offices, ATMs, any other incidental uses to the transport terminal such as shopping complexes, Restaurants, Canteen, Staff Quarters, Night Shelters, Guest Houses etc. and parking lots/ Parking plazas which are planned as integral part of the project. Public utility areas and buildings.
P10	Air Strip	Runway, aircraft hangers, airport building, parking, office, canteen, commercial, residential accommodation etc. all incidental to main use.
P11	Super Speciality Hospital	Hospital buildings, diagnostic centres, Residential quarters & apartments, public utility areas and buildings, sewage treatment & water treatment plants, canteen/ retail shops/ parking plazas etc. all incidental to main use.
P12	Expansion of Ayurveda Hospital	Hospital buildings, diagnostic centres, Residential quarters & apartments, public utility areas and buildings, sewage treatment & water treatment plants, canteen/ retail shops/ vehicular parking etc. incidental to main use.
P13	IT park	All information technology related buildings, office buildings, parking plaza, commercial & residential buildings incidental to main use.

P14	<i>Municipal Office Complex cum Town Hall</i>	Municipal office, Town hall, conference halls/canteen/retail shops/parking plaza etc. incidental to main use.
G1	<i>Open Market</i>	Market buildings, cold storage, weigh bridge, sanitation facilities, offices, godowns loading unloading space, parking plaza etc.
G2	<i>Mini Industrial Estate</i>	Industrial buildings, godowns, weigh bridge, storage buildings residential, office, commercial & recreational buildings incidental to main use.
G3	<i>Oorpally Lake Tourism project</i>	All tourism related buildings, stages, open air theatre, gardens, public utility areas and buildings, canteen/retail shops/parking plaza etc. incidental to main use.
G4	<i>Children's Park</i>	All park related structures, open-air theatre, gardens, public utility areas and buildings, canteen/retail shops/parking plaza etc. incidental to main use.
G5	<i>Care home for Men</i>	Residential accommodation, canteen, play areas, park and open space, offices, recreation facilities etc.
G6	<i>Office Complex</i>	All office buildings, canteen, retail shops, parking structures, recreational activities.
G7	<i>Sports Complex II</i>	Outdoor/indoor stadium/sports complex and dormitories/boarding houses/ canteen / shopping complex etc. which are incidental to main use, public utility areas and buildings.
G8	<i>General Hospital</i>	Hospital buildings, diagnostic centres, Residential quarters & apartments, public utility areas and buildings, sewage treatment & water treatment plants, canteen/ retail shops/ parking plazas etc. all incidental to main use.
G9	<i>Town park</i>	Art gallery, exhibition halls, open-air theatre, vehicle parking, public utility areas and buildings, incidental to main use.

G10	<i>Botanical Garden</i>	All park related structures, open-air theatre, gardens, public utility areas and buildings, canteen/retail shops/parking plaza etc. incidental to main use.
G11	<i>Water Front park at Kuruva</i>	All park related structures, open-air theatre, gardens, public utility areas and buildings, canteen/retail shops/parking plaza etc. incidental to main use.
G12	<i>MRS with Life Line Store</i>	Community buildings, assembly buildings, recreational buildings, residential accommodation, office buildings, storage and godowns.
G13	<i>Open Ground</i>	Public gatherings, Exhibition grounds/ Fair grounds, stages, open air theatre, vehicle parking, public utility areas and buildings, galleries, offices, retail outlets, residential accommodation, sewage treatment & water treatment plants etc. incidental to main use.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted - 2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
II) Development Regulated Areas				
10	Flood prone area (Based on Flood Prone Area Zonation Map of DDMA)			
a	Land Use Regulations			
1	All uses permitted in accordance with the Zoning Regulation of the respective Land Use Zone lying under the Flood Prone Area			All uses other than specified

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted - 2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
2	Buildings for public purposes/ Public amenities & services/ Disaster mitigation projects/measures.			
3	Bridges, Side protection walls, Bathing Ghats, Constructions for drinking water and Irrigation schemes, Floating jetty, Pump house, Fish landings, Boat Jetties, Guided Boat rides, Watch Tower, Eco Walk ways, Water Sports Facilities, Fairground, park and open spaces, cycling track etc.			
5	Social forestry activities like bamboo cultivation, agriculture and horticulture, wells, ponds, ticket counter, Bird sanctuaries etc.			
b	Built Form Regulations			
1	Plinth levels of all buildings should be at a height of minimum 1 metre above the existing ground level or on stilts of height minimum 1 meter from existing ground level.			
2	New constructions shall have at least a balcony or an open verandah or an open terrace in the upper floor(s) or an open stair connecting the upper floor(s) to the ground. Such balcony or open verandah or open terrace or open stair shall face the yard abutting the adjoining street to facilitate easy evacuation.			
3	The regulation cited above shall be adopted for addition/extension for upper floors to an existing building, wherever practical.			
4	In the case of new buildings or constructions involving addition/extension of upper floor(s), at least 50% of roof terrace area so constructed, shall be kept open to the sky and made accessible to facilitate easy evacuation.			

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
5	Height of any newly constructed compound wall shall not exceed 1.2 m and no sharp edged projections shall be fixed on the compound walls or gates.			
11	Land Slide Prone Area [High Hazard Zone and 500 metre Buffer to High Hazard Zone based on Landslide Zonation Map of DDMA]			
1	Land Use activities shall conform to the Proceedings of the Chairman, DDMA, Wayanad 2014/21178/12/H3 dated 30.06.2015 as attached in Annexure X and subsequent orders.			All uses other than specified
12	Hazardous Zone			
1	Solid & Liquid waste treatment plants and related constructions. Parking grounds incidental to the activity, Public Utility Areas & Buildings.	Ready Mix Concrete Plants, Hot Mix Plants		All uses other than specified
2	Cremation Grounds/ Crematorium/ Burial Grounds and related constructions, Bio manure/ Bio feed production and storage, Manure Storage, Garbage Dumping, Junk yards, Slaughter Houses, etc.			All uses other than specified
3	Quarrying and Mining activities subject to DDMA approval			

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted - 2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
13	Park and Open Space			
1	Any construction/land development essential for the development/improvement of open-air recreational facilities.	Tourism facilitation and allied centre		All uses other than specified
2	Incidental uses such as Civic amenities, Public Utility Areas and Buildings, Restaurants/Cafeteria with total built-up area not exceeding 20 % of the land area			
3	Tot Lots, Park, Play Grounds, Turf courts, Swimming Pools, Open Air Stadium, Open Amphitheatre, Zoological and Botanical Garden, Bird Sanctuary, Eco Walk Way, Watch towers, Water sports facilities, Fair grounds etc.			
14	Wet Agriculture Zone			
1	Paddy cultivation and all other agriculture activities			All uses other than specified
2	Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Livestock farms/ Pump House up to 10 m ² built-up area/ Wells and Irrigation Ponds without any building construction, Essential public utilities			

Para No.	Uses Permitted	Uses Restricted- 1	Uses Restricted - 2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
3	Constructions/ land developments in conformity with the Conservation of Paddy Land and Wet Land Act in force, provided the uses is permitted in the adjoining land use zones and the floor area limited to 300Sq. M			
15	Tea Plantation zone			
1	All activities related to tea plantation. factories, housing, retail shop, hospitals and educational institution incidental to main use, anganwadis, day care, crèches etc.			All uses other than specified
	III) Development Limited Areas			
16	Heritage Zone			
1	All listed heritage buildings and monuments shall be conserved and essential repair/maintenance of existing building without affecting the general characteristics, architecture, heritage of the buildings and precincts. New constructions shall only be allowed subjected to the condition laid down in the rules and regulations related to the protected monuments by the archeology department in force.			All uses other than specified
17	Water Body			

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted - 2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
1	All existing water bodies shall be conserved.			All uses other than specified
2	Bridges, Side protection walls, Bathing Ghats, Constructions for drinking water and Irrigation schemes, Floating jetty, Pump house, Fish landings, Boat Jetties, Guided Boat rides, Eco Walk ways, Water Sports Facilities, Fairground, Bird sanctuaries etc.			
18	Green Strip			
1	Bridges, Side protection walls, Bathing Ghats, Constructions for drinking water and Irrigation schemes, Floating jetty, Pump house, Fish landings, Boat Jetties, Guided Boat rides, Watch Tower, Eco Walk ways, Parks & open spaces, open amphi theatre, Water Sports Facilities, Fairground, Bird sanctuaries etc.			All uses other than specified
19	Ecological Conservation Zone			
1	Paddy cultivation			All uses other than specified
2	Agriculture/pisciculture Horticulture/Fodder cultivation, Seed Farms/ Pump House up to 10 m ² built-up area/ Wells and Irrigation Ponds without any building construction.			

Para No.	Uses Permitted	Uses Restricted- 1	Uses Restricted - 2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
20	Forest			
1	Forest related activities and buildings of the Forest department.			All uses other than specified
2	Any other construction lawfully permissible in forest & reserved forest			