

## CHAPTER 33

# ZONING REGULATIONS

### 33.1 General Guidelines

1. All future developments shall be in conformity with the provisions of the Master Plan for Kannur City.
2. For the implementation and enforcement of the proposals envisaged in this Master Plan, Kannur Municipal Corporation area has been zoned under various categories as shown below.

#### **I. Built-up zone**

1. Residential Zone
2. Commercial Zone
3. Residential Mix Zone
4. Multi-function Zone
5. Public and Semi Public Zone
6. Industrial Zone
7. Traffic and Transportation Zone
8. Recreational Built Up Zone
9. Heritage Zone
10. Beach Tourism Promotion Zone
11. River-front Tourism Promotion Zone

#### **II. Green-Blue Zone**

12. Recreational Open Space Zone
13. Dry Agriculture Zone
14. Conservation Zone-I
15. Conservation Zone-II
16. Water Body

#### **III. Special Zone**

- A. Mobility Hub with Parking Plaza
- B. Green Park
- C. Industrial Park
- D. Cyber Park
- E. Sewage Treatment Plant

**Risk Area** (Flood prone area overlay)

Details regarding the nature of uses ‘permitted’ and uses ‘restricted’ in each zone are given in the following table below. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the Master Plan.

3. 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, Kannur Municipal Corporation (hereinafter referred to as Secretary). In some cases, it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually examined based on their performance characteristics and special locational factors. Such cases which come under this category are classified as “Uses Restricted”.
  - a. **Uses Restricted - 1** Category deals with the restricted uses that may be permitted by the Secretary with the concurrence of the District officer of the Local Self Government Department (Planning) having jurisdiction over the area (hereinafter referred to as Town Planner, Kannur).
  - b. **Uses Restricted - 2** Category deals with the restricted uses that may be permitted by the Secretary with the concurrence of the Chief Town Planner of the Local Self Government Department (Planning).
4. ‘Uses Prohibited’ are various objectionable uses in each zone which shall not be permitted under normal circumstances. All uses which does not come under ‘Uses Permitted’ or ‘Uses Restricted’ shall be considered as ‘Uses prohibited’.
5. Any use not specified either in the ‘uses permitted’ or ‘uses restricted’ category of a particular use zone but which is of a similar nature to any use ‘permitted’ or ‘restricted’ in that particular use zone, may be permitted by the Secretary with the concurrence of the District Town Planner, Kannur.
6. In addition, regulations are also proposed to conserve the heritage character of Arakkal Kettu area, with due regard to the historical significance and architectural character of the area.
7. 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 Master Plan. Zoning Regulations are essentially intended to help the competent authority in taking decision regarding granting or refusal of permits for land development and construction of buildings/structures.

8. If any portion of a zone is put to a “*Use Prohibited*” as stated in Para 4, before coming into operation of this Master 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 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, Kannur. The total built up area of such non-conforming use shall not exceed 1.5 times the existing built up area.
9. Existing areas and structures of archaeological importance and religious uses may be permitted to continue in all the zones and shall be treated as permitted uses.
10. Subjected to zoning regulations of the respective use zones, more than one use may be combined in a building/plot, provided that the area of individual uses shall be limited to that prescribed for each such use in the zoning regulation for the respective zone.
11. All future developments shall also be in conformity with the provisions of Kerala Municipality Building Rules, unless otherwise specified in these regulations or in any Detailed Town Planning Scheme in force.
12. Provisions under the Kerala Conservation of Paddy land and Wet Land Act, 2008, Disaster Management Act, Archeological Sites and Remains Act, Coastal Zone Regulations, Aircraft Act 1934, Environment Protection Act 1986, and any other applicable statues as amended from time to time will prevail over the respective provisions of this Master Plan.
13. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 as amended from time to time, shall be applicable to such areas under this Master Plan.
14. Regulation of constructions and land developments on the sides of new road/roads proposed for widening as per the scheme shall be governed by the distance from the center line of the road, unless otherwise specified in the Master Plan or Detailed Town Planning Scheme in force or any Detailed Road Alignment approved by the Government. If widening on one side of any stretch of the road is constrained due to the physical barriers of water body zone, railway land, protected archaeological monuments/sites then the road widening

in that stretch shall be accounted from the other side.

15. In the event of change in alignment of new road proposals namely Kadayath Madappura Road, Spinning Mill -Railway Gate-Thazhe Chovva Railway Gate Road proposal in the Master Plan, after the commencement of land acquisition of the new alignment, the land parcels in stretches excluded from the original alignment may be changed to adjacent suitable land use zone with the concurrence of the Town Planner, Kannur.
16. Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted uses in the Master Plan Area.
17. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required on any of the provisions of the Master Plan in consultation with the Chief Town Planner concerned of the Local Self Government Department (Planning).
18. Expansion of existing Public and Semi Public Institutions and their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, except in Water body zone, Heritage zone, Conservation zone-I, and Conservation zone-II.
19. Uses Permitted in Residential zone, Commercial zone, Public & Semi-Public zone may also be permitted by the Secretary, if not allowable otherwise as per the zoning regulations applicable, on both sides of the following roads (as per Master Plan for Kannur Municipal Corporation) in residential zone, residential mix zone, multi-function zone, tourism promotion zones, and dry agricultural zone in land up to a depth shown against each road in the table below.

Sl. No	Name of Road	Depth
1	NH	250m
2	SH	250m
3	All roads having an existing or proposed width of 14m or above	250m
4	All roads having an existing or proposed width of 10m or above	100m

If a plot of land extends beyond the above said boundary, the uses as additionally permitted or restricted as above may be made applicable for the entire plot, if so required by the applicant.

20. Disaster mitigation projects by competent authorities shall be permitted in all zones.
21. Transmission/telecommunication towers, wireless stations, Electric Vehicle Charging Stations, ATMs, water tanks, and public utility buildings/structures shall be treated as permitted uses in all zones except in Conservation zone-II and Water body zone.
22. Projects of Central/State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions may be permitted with the concurrence of the Town Planner, Kannur in all zones except Heritage zone and Conservation zone-II, if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable.
23. No building construction other than compound wall, shall be allowed up to a certain width on the landward side of the following water bodies:

Sl. No	Name of Water body	Distance from water body up to which no construction is allowed
1	Rivers - Kattambally River, Kakkad River	3m
2	Kanambuzha and Tributaries, Thottadapuzha, Edakkad puzha (Ayyarath puzha) and Tributeries	2m or width of stream whichever is less
3	Padanna Thode and its Tributeries, Andathode, Ammayi Thode, Neerchal	2m or width of stream whichever is less

24. In case of uncertainty in identifying the alignment and boundary of thodu, canal, river, existing public road, railway line and in the absence of survey boundaries for the same in the Proposed Land Use Maps, it shall be referred to the actual position on ground as well as revenue records and decision taken by the Secretary in this regard shall be final.
25. If different land use zones fall within a single plot, all uses permitted as per zoning regulations of such land use zones may be permitted by the Secretary in the plot. If application submitted includes any of the restricted uses and not included in such permitted uses, the Secretary shall issue permit with the concurrence of the Town Planner/Chief Town Planner, as the case may be. However, for the part of the plot which comes under Water body zone, Conservation zone-I, Conservation zone-II, Heritage zone, Special zone, and

Recreational Open Space this provision shall not be applicable.

26. For all roads with widening proposals, the mandatory open yards required as per KMBR, shall be given from the widening line of these roads.
27. All constructions in plot area exceeding 0.5 Hectare shall be supplemented with landscape plan ensuring 10% of green cover, and this shall be left unpaved.
28. 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.
29. Fisheries related activities/uses 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 and other rules in force except at special zone and heritage zone.
30. For all junctions of proposed roads in Master Plan, a construction free area shall be provided at every intersection. Minimum visibility distances of 3m to be provided at intersections. No constructions including compound wall 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.

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.

31. Subject to the provisions as applicable to the Kerala Conservation of Paddy and Wetland Act, 2008, CRZ Notification, 2011 and their subsequent notifications/amendments, other applicable acts, rules and Government orders in force in the State, the Secretary of Kannur Corporation, with the Concurrence of the Town Planner, Kannur, shall-
  - a. If public activity ceases or does not exist in a private land, permitted/restricted uses in the adjacent land use zone shall be allowed in the plot with the concurrence of Town Planner, Kannur, if there is no records available with Kannur Corporation regarding any proposal for acquiring that particular land for any public use at the time of application for building construction or land development.

- b. In conservation zone, permitted/restricted uses in adjacent land use zone shall be permitted if that particular land in the paddy, wetland or water body is not classified as Paddy land or Wetland as per revenue records on the time of application.
  - c. When existing industrial activities cease completely or do not exist in industrial zone, then uses permitted/restricted in multi-function zone may be allowed in these plots, if so required by the applicant, with the concurrence of Town Planner, Kannur.
32. In the event of change in alignment of inland navigation canal in the Master Plan, after the commencement of land acquisition of the new alignment, the land parcels in stretches excluded from the original alignment may be changed to adjacent suitable land use zone with the concurrence of the Town Planner, Kannur.

### 33.2 Guidelines for Large Scale Projects

Large scale development projects in an area 1 hectare or more, exceeding an investment of Rs.100 Crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in Built-up zone (except Heritage zone) and dry agriculture zone if not included in the permitted uses or restricted uses as per zoning regulation applicable. In such cases, the recommendation of a committee with constitution as below shall be obtained, subject to satisfying the procedures laid out here under and the Secretary shall comply the same while issuing permit.

Also, adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management, power supply etc. Separate systems for management of solid waste and sewage shall be provided and maintained by the developer at his cost. The project shall be completed within a period of 5 years or as suggested by the Committee.

#### Procedure to be followed

- a) The developer shall submit the project report, detailing the demand, feasibility and Environment Impact Assessment aspect of the project, together with the approval, if necessary, obtained from the Ministry of Environment and Forests, Government of India to the Convener of the committee and the Convener shall make all arrangements for convening meeting of the committee at the earliest and the committee shall make all arrangements for convening meeting of the

committee at the earliest and the committee shall consider and dispose of the project report within a period of one month from the date of receipt of the same.

b) The constitution of the committee shall be as given under:

Principal Secretary/ Secretary to Government, Local Self Government Department	-	Chairperson
The Director, Local Self Government Department (Urban)	-	Member
The Chief Town Planner, Local Self Government Department (Planning)	-	Convener
The District officer of the LSGD (Planning) having jurisdiction over the district concerned	-	Member
Secretary(s) of Local Self Government(s) concerned	-	Member(s)

c) The Convener shall fix the value, date and time of the meeting in consultation with chairperson and shall be responsible for safe custody of records and communications thereof.

d) The meeting shall be presided over by the Chairperson or in his absence by a member to be authorised by him.

e) The quorum of the meeting shall be majority of the total number of member of members of the committee for the project.

f) The development shall also produce before the committee, all required clearances from the State and Central Government agencies concerned.



## 33.3 Zoning Regulations

Sl. No.	Uses Permitted	Uses Restricted -1	Uses Restricted - 2
<b>A. BUILT-UP ZONE</b>			
<b>1 RESIDENTIAL ZONE</b>			
<b>1.1</b>	Residential buildings consisting of single or multi dwelling units, residential flats/ apartments, residential quarters, Lodges, night shelters, home stays, Resorts, orphanages, old age homes, Dharmashala, Ashram, Mutt, Madrasa.	Public utility areas and Public Utility buildings other than those included in the permitted category.	
	Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels, non-hazardous material Godowns/Warehouses - built-up area <b>limited to 300 m<sup>2</sup></b> .	Places of Worship. Crematorium, Cremation Ground, Burial Ground/ Common Vault	
	Cottage Industries including coir, Service Industries of non-nuisance nature (See Annexure-I).	Other Educational institutions, Government (Local/State/Central) or Public sector institutions	
	Educational institutions essentially serving the needs of residential community such as Day Care, Crèche, Nursery Schools, Kindergartens and schools offering general education (up to Higher Secondary School level), Technical schools		
	Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres etc. having built-up area <b>limited to 300 m<sup>2</sup></b> .	Solid waste management units, Sewage/septage Treatment Plant	

	Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium/Yoga Centres, Swimming Pool, Libraries, reading rooms etc. having a built-up area <b>limited to 300 m<sup>2</sup></b> .		
	Plant Nurseries, Pump House, Dairy and Dairy farms and Poultry farms, Fish farm and seed farm.		
	Utility Installations and Civic Amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, fire station, tot lots, parks, play grounds, water treatment plants, and electric substations.		
	Wells and Irrigation Ponds incidental to community needs.		
<b>1.2</b>	<b>Provided that the access road has an existing width (ROW) of 5m minimum</b>		
	Automobile workshops for two/ three wheelers – built-up area <b>limited to 200 m<sup>2</sup></b> .		
	Parking buildings & Parking Plazas		
	Turf courts, Open Air Theatre, Indoor and Outdoor Courts, Stadium.		
	Auto rickshaw stand, Taxi/Jeep stand		
<b>1.3</b>	<b>Provided that the access road has an existing width (ROW) of 8 m minimum</b>		
	Hospitals, Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centres and Art Gallery built-up area <b>limited to 1000 m<sup>2</sup></b> .	LPG distribution centres (excluding bottling plants and bulk storage) -the built-up area limited to 100 m <sup>2</sup> .	

	Shops/Professional Offices, banking and financial institutions, Restaurants, Hotels, Godowns/Warehouses of non-hazardous material - built-up area <b>limited to 1000 m<sup>2</sup>.</b>	Automobile Fuel Filling Stations	
<b>1.4</b>	<b>Provided that the access road has an existing width (ROW) of 12 m minimum</b>		
	Auditorium / Wedding Halls / Community halls - built-up area up to 1500 Sq.m.	Auditorium / Wedding Halls / Community halls Hospitals, IT/ ITES parks - built-up area above 1500 Sq.m,	Multiplex
	Shops, professional offices, banks & other financial institutions, having a built-up area up to 2000 Sq.m		
	Poultry farm, Dairy and Kennel.		
<b>2. COMMERCIAL ZONE</b>			
<b>2.1</b>	All shops including shopping complexes, shopping malls, movie halls, restaurants, hotels, Lodges, Markets.	Automobile Fuel filling stations	
	Professional offices, commercial offices & establishments, banking and financial institutions, ATM, IT software units, Movie halls.		
	Cottage industries, automobile workshops, automobile service stations, cold storage, Service industries of non-nuisance nature (See Annexe-II), saw mills, weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres.	LPG distribution centres (excluding bottling plants and bulk storage)	
	Higher educational institutions.		
	Godowns/ warehouse/ storage of Non-hazardous materials.		

Expansion of existing residential buildings, Single dwelling units (residential buildings), Home stays, Residential flats/apartments/studio apartments with lower floor(s) for commercial uses, night shelters, orphanages, old age homes, Dharmasala, hostels and boarding houses, lodges and guest houses, Ashram, Mutts, Madrasa, Places of worship	Solid waste management units, Water Treatment Plant/ Sewage/Septage Treatment Plant
Day care, Crèche, Nursery/ Kindergarten.	
Social welfare centres, library and reading rooms, exhibition centres, art gallery/ museum, auditorium, convention centres.	
Public buildings/ Government (Local/ State/ Central) or Public Sector Offices, Buildings for public purposes/ Public amenities & services/ Public Utility Areas	
Gymnasium, yoga centre, recreation club.	
All non-nuisance industries (see Annexure I) weigh bridges, printing press, IT hardware, electronic industries, fuel filling stations.	
Parking plaza, multi-level parking units, parking lots, parking grounds, pay parking units, Transport terminals, bus stand, lorry terminals and all vehicle stands.	
Auditoriums/Cinema halls.	
Clinics, diagnostic centres and hospitals with built-up area limited to <b>5000m<sup>2</sup></b>	
Tot lots, Parks & playgrounds, fair grounds, open air theatres, Indoor and Outdoor Courts, Stadium, Turf courts - An additional area of minimum 25% of Turf area shall be	

	kept for vehicle parking		
	Plant nursery, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds.		
	Dairy Farm/Poultry Farm/Piggery Farm/ Aquaculture.		
<b>2.2</b>	<b>Provided that the access road has an existing width (ROW) of 8 m minimum</b>		
	Hospitals & Health centres, Outdoor games stadium.		
<b>3. RESIDENTIAL MIX ZONE</b>			
<b>3.1</b>	Residential buildings consisting of single or multi dwelling units, residential flats/ apartments, residential quarters, Lodges, night shelters, home stays, Resorts, orphanages, old age homes, Dharmashala, Ashram, Mutt, Madrasa.	Public utility areas and Public Utility buildings other than those included in the permitted category.	
	Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels, non-hazardous material Godowns/Warehouses - built-up area <b>limited to 5000 m<sup>2</sup></b> .	Places of Worship. Crematorium, Cremation Ground, Burial Ground/ Common Vault	
	Cottage Industries including coir, Service Industries of non-nuisance nature (See Annexure-I).	Other Educational institutions, Government (Local/State/Central) or Public sector institutions	
	Educational institutions essentially serving the needs of residential community such as Day Care, Crèche, Nursery Schools, Kindergartens and schools offering general education (up to Higher Secondary School level), Technical schools		

	Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres etc. - Built-up area <b>limited to 5000 m<sup>2</sup></b> .	Solid waste management units, Sewage/septage Treatment Plant	
	Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium/Yoga Centres, Swimming Pool, Libraries, reading rooms etc. - Built-up area <b>limited to 5000 m<sup>2</sup></b> .		
	Plant Nurseries, Pump House, Dairy and Dairy farms and Poultry farms, Fish farm and seed farm.		
	Government Offices/ Public Buildings/Utility Installations and Civic Amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, fire station, tot lots, parks, play grounds, water treatment plants, and electric substations.		
	Wells and Irrigation Ponds incidental to community needs.		
<b>3.2</b>	<b>Provided that the access road has an existing width (ROW) of 5m minimum</b>		
	Automobile workshops for two/ three wheelers – built-up area <b>limited to 500 m<sup>2</sup></b> .		
	Parking buildings & Parking Plazas		
	Turf courts, Open Air Theatre, Indoor and Outdoor Courts, Stadium.		
	Auto rickshaw stand, Taxi/Jeep stand		

3.3	<b>Provided that the access road has an existing width (ROW) of 8 m minimum</b>		
	Hospitals, Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centres and Art Gallery	Shops, Restaurants, Hotels, Shopping complex - built-up area <b>above 8000 m<sup>2</sup></b> .	Multiplex
	Shops, Restaurants, Hotels, Shopping complex - built-up area <b>limited to 8000 m<sup>2</sup></b> .	Professional Offices, banking and financial institutions, Resorts, Godowns/Warehouses of non-hazardous material - built-up area <b>above 8000 m<sup>2</sup></b> .	
	Professional Offices, banking and financial institutions, Godowns/Warehouses of non-hazardous material - built-up area <b>limited to 8000 m<sup>2</sup></b> .		
	Poultry farm, Dairy and Kennel.	IT/ ITES parks	
	LPG distribution centres (excluding bottling plants and bulk storage)	Automobile Fuel Filling Stations, LPG bottling plants and bulk storage	
Automobile workshops			
<b>4. MULTI-FUNCTION ZONE</b>			
4.1	All uses permitted in commercial zone, public and semi-public zone, residential mix zone, traffic and transportation zone, recreational open space zone, recreational built-up zone	All uses restricted-1 in commercial zone, public and semi-public zone, residential mix zone, traffic and transportation zone, recreational open space zone, recreational built-up zone if not otherwise included in the Uses Permitted	Multiplex

<b>5. PUBLIC AND SEMI PUBLIC ZONE</b>			
<b>5.1</b>	Local/State/Central Government/Public Sector Offices, Other Related Public Buildings and Buildings for Public Purpose, Public Utility Areas and Buildings, ATM, Comfort stations, Community halls, Auditoriums, Open air theatre, Social welfare centres, supplementary commercial buildings, fair grounds, Irrigation projects and incidental activities.	Other Commercial buildings	Multiplex
	Places of Worship and religious buildings		
	Additions and alterations to the existing public and semi-public buildings and religious buildings including addition of new blocks.	Cremation Ground / Crematorium, Burial Ground, Common Vault etc.	
	Educational buildings, hospitals and religious buildings		
	Residential Quarters and inspection bungalows/ guest house incidental to public and semi-public use.		
	Indoor and Outdoor Courts/Stadiums, Parks and play grounds, recreational activities, Turf courts	Automobile Fuel filling stations	
	Parking buildings, parking units, all vehicle stands, Non-motorised transportation facilities		
	Other incidental uses supplementing the main use, Godowns/Warehouse, storage of non-hazardous materials - Built-up area up to 1000m <sup>2</sup>		
	Solid waste management units, Water Treatment Plant, Sewage/Septage Treatment Plant		



<b>6. INDUSTRIAL ZONE</b>		
<b>6.1</b>	All industries other than obnoxious and nuisance type industries in 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, IT/ITES software units	Industries mentioned in Annexure-II
	Godowns/Warehouses/Storage of non-hazardous material, stacking yards, weigh bridge.	Storage of Explosives & Fire Works, Gas Godowns, Crusher Units.
	Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.	Fuel Filling Stations.
	Incidental Commercial buildings - Built-up area up to 500m <sup>2</sup>	Solid waste management units, Slaughter House,
	Government or Public Sector Offices, Public Utility Areas & Public Purpose Buildings.	
	Sewage Treatment Plants, Dry Cleaning Plants, Power Plants, Sub-stations.	Container Terminals with access width of 18m minimum.
	Transport Stations incidental to industrial use.	
	Residential Uses incidental to the Industrial Use. Any other activity essentially incidental to Industrial use.	Cremation Ground / Crematorium, Burial Ground, Common Vault
	Tot lots, Parks and Play Grounds, Turf courts attached to incidental residential use.	

<b>7. TRAFFIC AND TRANSPORTATION ZONE</b>			
<b>7.1</b>	Transport terminals including constructions that form an integral or essential part of the terminal.	Public buildings/ Government (Local/ State/ Central) or Public Sector Offices, Buildings for public purposes, Public Utility Areas and Buildings	Multiplex
	Any remunerating uses attached to the transport terminals as value capture mechanism such as Retail Shops, Restaurants, Canteen, movie halls, lodging and dormitory etc.		
	Roads, Parking yards, Parking plazas, Facilities for motorised and non-motorised transportation.		
	Weigh Bridge, Automobile Service Station	Automobile Fuel Filling Stations	
	Staff Quarters, Offices, Night Shelters, Guest Houses etc. incidental to the transport terminals		
<b>8. RECREATIONAL BUILT UP ZONE</b>			
<b>8.1</b>	Amusement park, Clubs, Gymnasium, Stadium, Swimming Pools. Indoor stadium, Turf courts, Amphitheatre, Convention centres, Cinema halls, Tourism facilitation and allied centres.		Multiplex
	Any remunerating uses attached to the recreational built-up zone as value capture mechanism such as Retail Shops, Restaurants, Canteen, etc.		
<b>9. HERITAGE ZONE</b>			
	<p>As per provisions of Section 91, sub-section (3), clause (iv) of the Kerala Town and Country Planning Act 2016. The following regulations shall apply to conserve the character of the following heritage areas/buildings with due regard to the historical significance and/or architectural character of the area.</p>		

1. The architectural character of the façade of the proposed construction shall be in tune with the surrounding environment and as per the advice of the Kerala Art and Heritage Commission.
2. The Local Self Government Institution concerned shall insist on any such recommendations of the Commission.
3. The Commission, if found necessary may entrust the following regulatory aspects to a Committee/Subcommittee, constituted for the purpose.
4. Changes if any required in the following regulations shall be permitted by the Commission on receipt of the recommendation of the Committee/Subcommittee, constituted, if any, for the purpose.
5. In addition to the above, the following regulations shall also apply.

#### **Heritage Zone**

The Arakkal Museum and buildings on adjacent sides Ayikkara-City road from Muhyidheen Masjid Jn. to Isinkhanni Mosque Jn., come under this area.

Notwithstanding anything contained in the zoning regulations of the Master Plan and subjected to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repair, renovations, replacement of special and architectural features, demolishing of any part or whole thereof in respect of any objects in the area, coming under this zone shall be allowed except with prior written recommendation of the Kerala Art & Heritage Commission constituted by the Government under Section 86 of the Kerala Town and Country Planning Act 2016 and Rule 103 of the Kerala Municipality Building Rules 2019, in order to conserve the heritage character of the area.

Provided that, no area or buildings or objects, which in the opinion of the said Commission have architectural, aesthetic, archeological, cultural or historic value will be allowed to be altered from the existing condition without the written recommendation of the Commission.

Provided also that, new constructions and additions or alterations to existing buildings may be permitted in this area with additional regulations namely:-

- i. The Arakkal Museum which is marked as Heritage Zone is a protected monument of the Department of Archeology. Hence all regulations under Kerala Ancient Monuments and Archeological Sites and Remains Act 1968 are applicable in the area.

	<p>ii. The façade of the proposed constructions and street character shall be in harmony with the architectural character of the heritage zone and as per advice of the Commission.</p> <p>iii. A height restriction of 10m shall be imposed for all proposed construction in the Heritage Zone and in the adjoining plots along the roads on the southern and eastern side of the Arakkal Museum.</p> <p>iv. Provided further that, the use or reuse of any site or building shall be as per the recommendations of the Commission.</p>		
<b>10. BEACH TOURISM PROMOTION ZONE</b>			
10.1	All existing buildings, Parks/Playground, fair grounds, Public buildings/ Government (Local/ State/ Central) or Public Sector Offices, Buildings for public purposes, Public utility areas and Public utility buildings, Parking Lots, Parking yards, Parking Buildings, Vehicle stands and stations.	Movie halls, Museums	Multiplex
	Tourist information centres, Tourist facilitation centres, Tourist homes, Resorts, Ayurvedic resorts, Dormitories, Home stays, Boarding houses, Lodges, Hostels and Boarding Houses, Orphanages/ Old ages homes/ Dharmasala, Night Shelters, Guest houses, Lodges, Ashram/ Mutt, Satrams, home stay	Restaurants, Canteens, Hotels, Bakeries, Shops, Shopping malls, Emporiums, Professional and Commercial offices, Exhibition halls, Wedding halls, Auditoriums, Convention centres, - <b>Built up area above 5000 m<sup>2</sup></b>	
	Restaurants, Canteens, Hotels, Bakeries, Food stalls, Food streets, Shops, Shopping malls, Emporiums, Professional and Commercial offices, Banking and Financial Institutions, Exhibition halls, Wedding halls, Auditoriums, Convention centres, - Built up area limited to 5000m <sup>2</sup>		
	Dispensaries, Clinics (Out Patient), Diagnostic centres, Recreational clubs, Social Welfare Centres, Gymnasium, Yoga Centres, Health clubs, beauty parlours, Arts and Cultural centres, internet cafe, Libraries, swimming pools, Day care centres, crèches	Educational institutions, Hospitals	

	Apartments up to 5000 m <sup>2</sup> built-up area	Apartments above 5000 m <sup>2</sup> built-up area	
	Residential buildings up to 300 m <sup>2</sup> built-up area		
	Cottage industries up to 300 m <sup>2</sup> built-up area		
	Amusement Parks, Zoological and Botanical Gardens/ Bird Sanctuary, Watch Tower, Camping Site, Swimming Pools, Stadium, Library and Reading rooms, 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 products and seeds	Automobile Fuel Filling Stations	
	Fish Markets, Fish and marine food processing units, fish fertilizer units,	Ice plants	
	Net rendering yards and sheds.		
	All incidental uses related to fishing		
<b>11. RIVER-FRONT TOURISM PROMOTION ZONE</b>			
11.1	All existing buildings. Parks/Playground, fair grounds, Public buildings/ Government (Local/ State/ Central) or Public Sector Offices, Buildings for public purposes, Public utility areas and Public utility buildings, Turf courts, Parking Lots, Parking yards, Parking Buildings, Vehicle stands and stations.	Movie halls, Museums	Multiplex
	Tourist information centres, Tourist facilitation centres, Tourist homes, Resorts, Ayurvedic resorts, Dormitories, Home stays, Boarding houses, Lodges, Hostels and Boarding Houses, Orphanages/ Old ages homes/ Dharmasala, Night Shelters, Guest houses, Lodges, Ashram/ Mutt, Satrams, home stay - Built-up area	Educational institutions, Hospitals	

limited to 1000m <sup>2</sup>		
Restaurants, Canteens, Hotels, Bakeries, Food stalls, Food streets, Shops, Shopping malls, Emporiums, Professional and Commercial offices, Banking and Financial Institutions, Exhibition halls, Wedding halls, Auditoriums, Convention centres, - Built up area limited to 2000m <sup>2</sup>		
Dispensaries, Clinics (Out Patient), Diagnostic centres, Recreational clubs, Social Welfare Centres, Gymnasium, Yoga Centres, Health clubs, beauty parlours, Arts and Cultural centres, internet cafe, Libraries, swimming pools, Day care centres, crèches - Built up area limited to 1000m <sup>2</sup>		
Apartments up to 2000 m <sup>2</sup> built-up area	Automobile Fuel Filling Stations	
Residential buildings up to 300 m <sup>2</sup> built-up area		
Cottage industries up to 300 m <sup>2</sup> built-up area		
Fish Markets, Fish processing units, Net rendering yards and sheds, Other incidental uses related to fishing	Ice plants	
Amusement Parks, Zoological and Botanical Gardens/ Bird Sanctuary, Watch Tower, Camping Site, Swimming Pools, Stadium, Library and Reading rooms, 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 products and seeds		

<b>B. GREEN/BLUE ZONE</b>			
<b>12. RECREATIONAL OPEN SPACE ZONE</b>			
<b>12.1</b>	Any construction/land development essential for the development/ improvement of open air recreational facilities.		
	Watch Towers, Walk Ways (Preferentially eco-friendly walkways), Water Sports Facilities, Amphitheatre, Fair Grounds etc. and similar uses		
	Public Utility Areas and Buildings which will not affect the character/use of the area.		
	Tot Lots, Park, Play Grounds, Turf Courts, Open Air Stadium/Courts, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary, etc. and similar uses.		
	Tourism facilitation and allied centres.		
	Restaurants/cafeteria incidental to main use - built-up area limited to <b>200 m<sup>2</sup></b>		
<b>13. DRY AGRICULTURE ZONE</b>			
For all buildings except single dwelling unit coverage should be limited to 40% of the plot area.			
<b>13.1</b>	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry.	Cremation ground/ crematorium, burial ground, common vault.	
	Dairy Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, pump house, wells and irrigation ponds.	Slaughter house.	

Residential Buildings - built-up area limited to <b>300 m<sup>2</sup></b> .	Agro-based industries, Cottage industries, non-obnoxious and non- nuisance type industries (See Annexure I)	
Orphanages, old age homes, Dharmasala, ashrams, mutts, madrasa.	Storage of explosive and fireworks, gas, godowns, dumping yard	
Clinics (Outpatient) and diagnostic centres - built-up area limited to <b>200 m<sup>2</sup></b> .	Automobile Fuel Filling Stations	
Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens- built-up area limited to <b>300 m<sup>2</sup></b> .	Stacking yards, Godowns/Warehouses/ Storage - non-hazardous materials	
Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange, wireless stations and Telecommunication towers.	Isolation Hospital	
Day Care and Creche, Nursery / Kinder Garten / Primary & Upper primary schools.		
Library and Reading Rooms, Godowns / warehouses/ Storage – non-hazardous – built-up area limited to <b>200 m<sup>2</sup></b> .		
Cottage industries, Service industries of non-nuisance Nature (See Annexure-I) Automobile workshops for 2/3 Wheelers.		
Tot Lots/Parks/Play Grounds, Saw Mills, Weigh Bridge.		



13.2	<b>Provided that the access road has an existing width (ROW) of 8 m minimum</b>		
	Clinics (Outpatient) and diagnostic centres - built-up area limited to <b>300 m<sup>2</sup></b> .	Hospitals & Health Centres, Educational Institutions	
	Shops, professional offices, commercial offices & establishments, banking & financial institutions, Gymnasium, Yoga Centres, restaurants, canteens— built-up area limited to <b>500 m<sup>2</sup></b> .		
	Library and Reading Rooms, Godowns/ warehouses/ Storage – non-hazardous – built-up area limited to <b>300 m<sup>2</sup></b> .		
	Turf courts		
	Auditorium/Wedding Halls/Community halls built-up area limited to <b>800 m<sup>2</sup></b> .		
Hospitals & Health Centres built up area limited to <b>800 m<sup>2</sup></b> .			
<b>14. CONSERVATION ZONE-I</b>			
All Constructions/ land developments in conformity with the Conservation of Paddy Land and Wet Land Act in force.			
14.1	Paddy cultivation, Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House (up to <b>10m<sup>2</sup></b> ) / Wells and Irrigation Ponds	All amenities and constructions related to Eco-tourism	
	Minor Public Utility area& Public utility buildings which will not affect the character of the area.		
	Boat jetties, bridges, retaining walls, Bird Sanctuaries, fish landing centres, water landings, Bathing Ghats, fish farms and protective works, water sports.		
	Aquaculture/ Pastures/ Grazing grounds/ wells & Irrigation ponds		

	without any building constructions.		
	All amenities and constructions requirement for projects for inland navigation, irrigation, water supply, electricity and other utilities of Government, Local Self- Government and other Government Institutions		
<b>15. CONSERVATION ZONE-II</b>			
<b>15.1</b>	Mangrove afforestation, plantation of new seedlings of suitable mangrove variety. Bird Sanctuaries		
	Any Constructions/ land developments strictly in conformity with the Coastal Zone Regulations in force.		
<b>16. WATER BODY</b>			
All Water bodies should be retained.			
<b>16.1</b>	Boat jetties, bridges, retaining walls, embankments, Bird Sanctuaries, fish landing centres, water landings, pump houses, Bathing Ghats, fish farms, aquaculture and protective works, water sports.  River protection works		
	All amenities and constructions requirement for projects for inland navigation, irrigation, water supply, electricity and other utilities of Government, Local Self- Government and other Government Institutions	All amenities and constructions related to Eco-tourism	

### C. SPECIAL ZONE

The land specially demarcated for certain projects as Special Zone such as Mobility Hub with Parking Plaza, Green Park, Industrial Park, Cyber Park and Sewage Treatment Planthas to be procured as per the provisions of the Kerala Town & Country Planning Act 2016, by Kannur Municipal Corporation or other agencies concerned. If the proceedings to procure such land have not been initiated within 7 years from the date of sanctioning of this Master Plan, the areas so specifically demarcated may be released and assigned to a use permitted/restricted in the surrounding land use zone in the Proposed Land Use Map by the Secretary with the concurrence of the Town Planner, Kannur, based on the application for building permit received.

A	Special Zone A-Mobility Hub with Parking Plaza (Area: 12.3 Ha)
	<p><b>Resurvey numbers 3 (P),4 (P) at Elayavoor Desom of Elayavoor Village</b></p> <ol style="list-style-type: none"> <li>1. Transit Terminal and Parking Plaza as main uses (Terminal for interstate and intercity buses, city buses, airport connectivity, rail connectivity, water way connectivity, Helipad, multi storied parking plazas) and incidental uses such as:             <ol style="list-style-type: none"> <li>1. Automobile parking areas, Vehicle stands.</li> <li>2. Commercial shops, waiting areas, tea stalls.</li> <li>3. Automobile fuel filling stations, electric vehicle charging station, weigh bridge, workshops and service stations.</li> <li>4. Separate rest rooms for passengers and staffs.</li> <li>5. Tourism Information centers and all other necessary amenities.</li> <li>6. Any remunerating uses attached to the project as value capture mechanism such as retail shops, restaurants, canteen, movie halls, lodging and dormitory etc.</li> <li>7. Facilities required for integrating different modes of transportation.</li> </ol> </li> </ol>

B	Special Zone B - Green Park at Thottada (Area: 6.1 Ha)
	<p><b>Resurvey numbers 14 (P), 28, 29 (P) at Thottada Desom and 53 (P), 54 (P) at Kannukkara Desom of Edakkad Village.</b></p> <p>All permitted and restricted uses as mentioned in Recreational Open Space Zone are allowed here.</p> <p>Any remunerative uses attached to the green park as value capture mechanism such as retail shops, restaurants, canteen, jogging tracks, exhibition halls, open air theatre, artesian emporium, indoor swimming pools, comfort station etc.</p>
C	Special Zone C- Industrial Park at Pallipoyil (Area: 10.7 Ha)
	<p><b>Resurvey numbers 64 (P) at Kappadu Desom and 92, 93 at Mecheri Desom of Chelora Village</b></p> <p>All permitted and restricted uses as mentioned in Industrial Zone are allowed here.</p> <p>Industrial units, IT/ ITES/ Software/ Hardware units, engineering industries, service industries etc. are permitted.</p> <p>Green belt for industrial area wherever essential, as instructed by related agencies like Pollution Control Board.</p>
D	Special Zone D–Cyber Park at Eachur (Area: 9.3 Ha)
	<p><b>Resurvey numbers 3 (P) Macheri Desom, 14, 15, 63 (P) Chelora Desom of Chelora Village</b></p> <p>IT/Hardware/Electronic industries, incidental establishments including residential and commercial buildings, restaurants, shops, bank/ATM, meeting rooms/auditorium, parking buildings, waste treatment units, recreational spaces, Creche/Daycare units and other incidental uses all incidental uses, etc. are permitted here.</p>

E	Special Zone E - Sewage Treatment Plant at Neerchal (Area: 0.1 Ha)
	<p><b>Resurvey numbers 1144(P) at Block 15, Revenue Ward 5, of Kannur-1 Village.</b></p> <p>Sewage Treatment Plant and its incidental uses along with beautification works like gardening etc.</p>
<b>RISK AREA</b>	
<p>The areas within the Municipal Corporation falling in different zones identified as vulnerable to flood disaster are demarcated as risk area and overlaid above the respective zones.</p>	
<p>The flood-prone areas like Kakkad, Edacheryvayal, Shadulikkadav, Athazhakkunnu, Athirakam, Pullooppikadavu, Varamkadav, Purathiyil etc. where flood water from Kattampally River enters, the low lying areas near Kappadvayal, Thazhechovva, Kuruva, Maidanappally, etc. on the banks of Kanampuzha, flood banks of Edakkad river, low lying areas around Padannathode etc. are included in Risk area.</p>	
<b>Uses Permitted</b>	
<p>Only uses permitted in the respective use zone will be allowed in the risk area subjected to built-form regulations as given below. However residential uses with built-up area more than 200m<sup>2</sup> and hospitals with in-patient facilities are not permitted here.</p> <p>For non-residential uses allowable, the FSI shall be limited to 2 and coverage shall be limited to 50%.</p> <p>All existing authorized uses will be permitted to continue.</p>	

<b>Built form regulations</b>
All new houses shall have at least one bedroom, one toilet in upper floor. It shall also have open balcony or open terrace or open passage in upper floor or an open staircase connecting the upper floors to the ground.
Minimum plinth/basement/stilt height for every new building construction shall be 1m.
Height of compound wall shall not exceed 1.5m and no sharp edged projections shall be fixed on the compound walls.
All electrical plugs, switch board, light points etc. shall be installed only above 1.2m from floor level in ground floor.
50% of setback/yard area should be kept unpaved.