

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

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

25.1 Zoning Regulations

1. For the implementation and enforcement of the proposals envisaged in this Masterplan, areas have been zoned under various categories such as Residential Zone I, Residential Zone II, Residential Zone III, Mixed Zone (Residential cum Commercial), Multi-functional Zone, Commercial Zone, Public and Semi-public Zone, Small Industrial Zone, Industrial Promotion Zone, Dry Agricultural Zone, Tourism Promotion Zone, Tourism zone, Recreational Zone, Water Body, Transport Zone, Park and Open Space Zone, Wet Agricultural Zone and Special Zones. Details regarding the nature of uses 'permitted', uses 'restricted' and uses 'prohibited' in each zone are presented in the Table 25.1. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in this scheme.
2. Uses 'permitted' in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary of the Local Self Government Institution concerned (hereinafter referred to as the Secretary), as the case may be, for their respective jurisdictions. In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special locational factors. Such cases which come under this category are classified as "Uses Restricted". Restricted-1 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the District office of the Department of Town and Country Planning, Restricted -2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner of the Department of Town and Country Planning.
3. "Used prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.
4. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this scheme. All existing uses in every zone shall be permitted to continue. The addition/extension/alteration/Reconstruction of these existing buildings are permitted in all zones except *at Recreational zone, Wet agriculture zone, environmentally*

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

5. If any portion of a zone is put to a "Use prohibited" as stated in Para 2, before the sanctioning of the scheme, such use shall be termed as non-conforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Chief Town Planner concerned.
6. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be retained in all the zones and shall not constitute non-conforming uses.
7. Regulation of constructions and / or land developments on the sides of new roads/roads proposed for widening as per the Masterplan shall be governed by the distance from the centre line of the road, unless otherwise specified in the Masterplan or Detailed Town Planning Schemes or any detailed road alignments approved by Chief Town Planner concerned.
8. Expansion of existing public and semi-public institutions to adjacent plots shall be permissible without any regard to the land use in which such adjacent plot is zoned and the development regulation imposed by such zoning subject to the provisions of Paddy Land and Wet Land act in force.
9. Constructions and / or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the paddy land and wet land act in force in the state.
10. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the scheme in consultation with the Chief Town Planner concerned.
11. Any use not specified either in the 'uses permitted' or 'uses restricted' category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the Chief Town Planner concerned.

GENERAL GUIDELINES

1. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 under the Environment (Protection) Act, 1986 and its subsequent amendments, shall be applicable to the area under this scheme.
2. Large Scale development proposals in an area not less than 2 hectares, exceeding an investment of Rs.50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than

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

- a) The developer shall produce project cum feasibility report and environmental impact assessment report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.
 - b) The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.
 - c) Adequate provision shall be made for supporting infrastructure such as water supply, Sewerage, Solid Waste Management etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his /her cost.
 - d) Adequate Memorandum of Understanding between the developer and Secretary of Local body concerned shall be undertaken to bring this into effect.
 - e) Maximum floor area ratio shall be 2 and Minimum access width shall be 12 meter.
 - f) The project shall be completed within a period of 3 years if not specified otherwise
3. The areas specially demarcated for certain projects as Special zones (Proposed Mobility Hub, Parking Plaza, Educational Complex, Knowledge Park, Nirdesh, Garbage Treatment Plant, Slaughter House, Marine Park, Truck terminal and Water theme park) are to be acquired by LSGI within a period of 7 years from the sanctioning of the plan. If the acquisition proceedings has not been initiated within this stipulated period, freed land may be released and returned back to that land use zone which may be deemed appropriate based on the surrounding land uses and developments, with the concurrence of Chief Town Planner concerned
 4. For all constructions in plot area exceeding 0.5 Hectare shall be supplemented with landscape plan ensuring 20% of green cover, and shall be left unpaved.
 5. For every development, that happens and warrants trees to be cut, all the existing trees shall be shown in the building plan and atleast same number of trees shall be planted, maintained and brought up within the plot, in the immediate vicinity of the development.
 6. Every building should be provided with appropriate technique such as Pipe composting/Biogas plants/ vermi composting etc. for processing organic waste at source itself. Proper drawings should be supplemented with the building permit applications.

Table 25.1 Zoning Regulations

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

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

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

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

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

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
	Plant nursery, pump house, wells and Irrigation Ponds			
	Poultry farms, Dairy and kennel up to 200 Sq.m floor area			
	<i>In plots having access road width not less than 8 m</i>			
	All Educational institutions			
	Service industries of non-nuisance nature (See Annexure I) Up to 200 Sq.m Floor Area and power not exceeding 30 HP of power			
4	Multi-Functional Zone			
	<i>All uses permitted in Multi functional zone may also be permitted by the corresponding authorities in land to a depth of 200m on both side of 45m wide NH 66 Bypass except at Recreational zone, Wet agriculture zone, environmentally sensitive area, Heritage zone and special zones. There shall be 6m (Six meter) building line from this bypass for all the constructions, where plot abuts Bypass.</i>			
	All Residences including apartments, Tourist resort, Guest house, lodge, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters, Hostels and Boarding houses.	Places of Worship, Gas godowns.	Fuel Filling Stations	Any other use not specified
	Tourist resort, All Shops, shopping Complexes, up to a floor area of 1000 Sq.m, Ashram/Mutt/Madrassa.		Following uses up to 200 Sq.m Floor area. storage, handling, manufacturing processing of highly combustible, explosive, poisonous, irritant, corrosive, toxic or noxious materials or products or any products or materials producing dust	
	Cottage Industries, Service Industries of non-nuisance			

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

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

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

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

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
	Local/State/Central Government/Public Sector Buildings.		Any constructions in plots owned by public agency.	
	Public Buildings including hospitals, educational Institutions, Libraries and Parks.			
8	Tourism Promotion Zone			
	All residences, Residential Flats/Apartments, Hostels and Boarding Houses, Restaurants / Canteen/ Resorts/ Hotels, Orphanages / Old Age Homes / Dharmasala, Night Shelters, Guest Houses, Lodges	Bakeries and Confectionaries- floor area above 200 Sq.m.	Fuel Filling Stations	
	Retail Shops/Professional offices and other offices, -floor area up to 200 Sq.m, Travel and Tourism Institutions	Shops/Professional Offices/ Banking and Financial institutions - floor area up to 500 Sq.m		
	Movie Halls, Convention Centre Ashram / mutt, Museum, Exhibition Centres and Art Gallery, Open air Theatre, Amusement Parks, Stadium, Fair Ground, Gymnasium / Yoga Centers, Tot Lots/Parks/Play Grounds, Swimming Pools			
	Zoological and Botanical Gardens / Bird Sanctuary, Camping Site			
	Bakeries and Confectionaries, Commercial Offices/ Establishments, Banking and Financial Institutions - floor area up to 200 Sq.m			
	Cottage Industries for handicrafts			
	Day Care and Crèche, Nursery / Kindergarten, Primary/Upper Primary			

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

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2	Uses prohibited specified
	Cottage industries, service industries of non-nuisance nature (See Annexure –I), automobile workshops & automobile service stations, spray painting workshops, saw mills, ice factory, cold storage, printing press, water treatment plants, marble and granite storage / cutting centers, industrial estates & industrial parks of non-obnoxious and non-nuisance type industries	Public utility areas and buildings other than those included in the permitted use	Cremation ground, crematorium, burial ground/common vault	
	Storage of non-nuisance nature/ sale of goods/ commercial and business offices incidental to the manufacturing activity	Parking plazas, other parking areas		
	IT/ITES software units, Information technology/ITES buildings and information technology/ITES parks	LPG distribution centres, excluding bottling plants and bulk storage go down.		
	Residential buildings floor area up to 300 Sq.m, residences incidental to industrial use.			
	Shops, Professional Offices, Banking and Financial Institutions, Commercial Offices/ Establishments, Restaurants /Canteen/Hotels/-floor area of all up to 100 Sq.m			
	Nursery schools, kindergartens and schools offering general education (up to high school level).			
	Community facilities such as community halls, recreational clubs, gymnasium/yoga centers, libraries etc. having			

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

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

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
	&Upper primary schools			
	Plant nursery, pump house, wells and Irrigation Ponds			
	Poultry farms, Dairy and kennel			
	Clinics (OP) and diagnostic centres up to floor area 100Sqm.			
	Transmission towers and Wireless stations			
13	Recreational Zone			
	Tot Lots/Parks/Play Grounds, Fair Grounds, Open air Theatre, Zoological and Botanical Gardens/Bird Sanctuary, Camping Site, Swimming Pools, Exhibition Centers& Art Gallery up to 10m Height.	Uses incidental to the recreational uses namely Retail shops / Restaurants/canteen up to a floor area of 100 Sq.m, ATMs	Amusement Parks, Uses incidental to the recreational uses	Any other use not specified
		Indore Stadium		
		Auto rickshaw /taxi/jeep stands.		
14	Water Body			
	Boat jetties, bridges, retaining walls, fish landing centres, Water sports, Fish farming.			Any other use not specified
15	Transport			
	Transport terminals such as bus terminals/stand, truck/lorry stand, boat jetty/harbors, airport, mobility hub etc., offices /storage buildings incidental to the main use, auto rickshaw stands, taxi/jeep stands, railway stations			Any other use not specified
	Any incidental use to the transport terminals Such as Retail Shops, Restaurants, Canteen, etc. Which are integral or essential part of a transport terminal with	Public Utility areas & buildings		

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

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

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
23	<p>Heritage Zone</p> <p>Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, coming under heritage zone (Area around Mananchira Square, SM Street, Tali, Thiruvannur, Bilathikulam, Varakkal Temples, Kuttichira, Fort of Tippu Sulthan) shall be allowed except with the prior written recommendation of the Art and Heritage Commission constituted by the Government under Rule 154 of the Kerala Municipality Building Rules, 1999 in order to conserve the heritage character.</p> <p>Provided that, no area or buildings or objects of the heritage zone will be allowed to be altered from the existing condition without prior written recommendations of the Commission:</p> <p>Provided also that new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely:-</p> <p>The Local Self Government Institution concerned shall insist on any such recommendations of the commission.</p> <p>The Art & Heritage Commission, if found necessary, may entrust the above regulatory aspects to a committee constituted for the purpose by the commission.</p> <p>A. Tali temple & its precincts (Re survey numbers 69, 70, 71, 72, 73, 74(p), 75, 76, 77, 78(p), 98(p), 115(p), 116, 117, 118(p), 119, 120, 123, 131, 132, 133, 134, 135, 153, 154, 155, 156(p), 157, 158(p), 159(p), 160(p), 163, 177, 178, 179, 181(p), 198, 199, 200, 203, 204, 205(p), 206(p), 210, 211, 212, 213(p) of revenue ward 18)</p> <ol style="list-style-type: none"> The total number of stories including the existing if any shall not exceed two from the street level. The overall height of the construction including the existing up to the topmost point of the proposed construction shall not exceed 9 metres from the street level. The architectural character of the facade of the proposed construction shall be as per the advice of the Commission. <p>B. Thiruvannur (Re survey numbers 273(p), 275(p), 278(p), 279, 280, 281(p), 282(p), 287, 302(p), 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331(p), 339(p), 340, 341, 342,</p>			

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
	<p>344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 360(p), 371(p), 378(p), 379, 380, 381, 382, 421(p), 437(p), 438, 439, 440(p), 441, 443, 444, 450(p), 451(p), 453, 454, 455, 456, 457, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470 of revenue ward 22) Bilathikulam (Re survey numbers 1242(p), 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1295, 1296, 1297, 1298, 1299, 1300, 1305, 1306, 1307(p), 1361, 1362(p), 1368, 1370, 1371, 1372, 1373, 1374, 1375, 1376) of revenue ward 1) Varakkal (Re survey numbers 16(P), 17(P), 18, 19(P), 21(p), 21(p), 22(P), 23, 24, 34, 35, 132(p), 133, 134, 135, 136(p), 137, 138, 139, 140, 141(p), 143, 144, 145, 146(p), 147, 148, 149, 174(p), 186(p) and 189(p)) of revenue ward 1)</p> <p>Temples and their premises</p> <ul style="list-style-type: none"> a) The total number of stories including the existing if any shall not exceed two from the street level. b) The overall height of the construction including the existing up to the topmost point of the proposed construction shall not exceed 9 metres from the street level. c) The architectural character of the facade of the proposed construction shall be as per the advice of the Commission/ District Level Sub- Committee if any constituted by the Commission. <p>C. Kuttichira Area (Re survey numbers 335, 384, 385, 386, 387, 388(p), 389, 400, 401, 402, 403, 404, 405, 406, 407, 408(p), 481(p), 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 499, 500, 501, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 518(p), 519 of revenue ward 12, and 5(p), 6, 7(p), 9, 10, 11, 12, 13, 14, 15, 16, 43, 44, 121, 122, 123, 124, 125, 126, 127, 128, 129 of revenue ward 16)</p> <ul style="list-style-type: none"> a) The total number of stories including the existing if any shall not exceed three from the street level. b) The overall height of the construction including the existing upto the topmost point of the proposed construction shall not exceed 12 metres from the street level. c) The architectural character of the facade of the proposed construction, if any, shall be as per the advice of the Commission/ District Level Sub- Committee if any constituted by the Commission. <p>D. SM Street</p> <ul style="list-style-type: none"> a) The total number of stories including the existing if any shall not exceed 			

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
	<p><i>two from the street level.</i></p> <p>b) The overall height of the construction including the existing up to the topmost point of the proposed construction <i>shall not exceed 9 metres from the street level.</i></p> <p>c) No basement floor shall be allowed.</p> <p>d) Existing foot prints of the buildings shall be maintained as such and no part of the building including hoardings / signage's etc. shall be projected outside the plot boundary.</p> <p>e) The slope of roof in facades (Pitch) shall be at an angle within the range <i>35-40 degrees from the horizontal</i> and sloping towards the street.</p> <p>f) The roof in facade facing the street shall be finished with traditional Mangalore Pattern (M.P) terracotta tiles (natural terracotta colour).</p> <p>g) The sunshades in facades if any shall have the same slope and finish as that of the main roof.</p> <p>h) The exterior wall surfaces shall be finished in white or off-white colour. The exterior walls shall be given plain finish and no stucco/texture/or cover with facing material ornamentation be allowed.</p> <p>E. Mananchira Area</p> <p>a) The total number of stories including the existing if any <i>shall not exceed two from the street level.</i></p> <p>b) The overall height of the construction including the existing up to the topmost point of the proposed construction <i>shall not exceed 12 metres from the street level.</i></p> <p>c) The architectural character of the facades of the construction, if any, <i>shall be as per the advice of the Commission/ District Level Sub-Committee</i> if any constituted by the Commission.</p> <p>The survey numbers included in SM Street and Mananchira areas are 72(p), 73, 74(p), 75(p), 97, 98, 99(p), 100, 101, 102, 103, 104, 105 of revenue ward 17,</p> <p>1, 2, 3, 4, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42(p), 43, 44, 45(p), 46, 47(p), 48, 49, 50, 51, 53(p), 54(p), 55, 56, 57, 58(p), 59, 60, 61, 62, 63, 64, 65, 66, 67, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 82(p), 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 103, 104, 105, 106, 107, 108, 109 of revenue ward 10,</p> <p>9(p), 20(p), 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 108, 109, 110, 111, 112(p), 113, 114(p), 116, 117, 118, 119, 120, 121, 122, 123, 124, 130(p), 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145,</p>			

Sl. No	Uses Permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
	<p>146, 147, 148, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165(p), 166, 167, 175(p), 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 257, 258, 259, 260, 261, 262, 263 of revenue ward 7</p> <p>F. Fort of Tippu Sultan (Re survey number 166 (p) Nallur desam of ferok municipality)</p> <p>a) The construction and architectural character of the facades of the construction <i>shall be as per the advice of the Commission.</i></p> <p>District Level Committee</p> <p>A district level sub committee shall be scrutinizing the applications for the constructions in the area zoned as heritage/ conservation zones in the master plans.</p> <p>Structure of the committee.</p> <p>Chairperson: The Mayor/ Chairperson/President of the local body</p> <p>Convener: The District Town planner concerned</p> <p>Members</p> <ol style="list-style-type: none"> 1. District level officer of the Archaeology Department 2. A representative from INTACH 3. An Architect having Master Degree in Architecture preferably in Urban design/Conservation. <p>The members other than ex-officio members of the above committee shall be nominated for a period of three years, with the concurrence of the Commission.</p> <p>Note: 1. Buildings of National/ Regional/ state level importance shall be scrutinised in the State level committee of the Art & Heritage Commission and the others shall be in the district level committee if any constituted by the Commission.</p> <p>Note: 2. In the case of Manachira area, regulations shall be insisted only for 25m depth of land from the street boundary surrounding mananchira.</p> <p>Note: 3. Existing natural vegetation such as trees and shrubs which added to the character of the area shall be protected and maintained to the extent possible.</p>			

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

GENERAL NOTES

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

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

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

Width up to 12m : 6m

Width more than 12m: 15m

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

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

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

ANNEXURE I
LIST OF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR LIGHT INDUSTRIES
PERMISSIBLE IN VARIOUS ZONES.

1	Production of copra
2	Processing of arecanut
3	Rice and Flour Mills.
4	Production of rice, flour etc., by hand pounding.
5	Processing of Cardamom, ginger, pepper etc.
6	Production of Khandsri for sugar-cane
7	Carrying and preservation of fruits and production of jam, jelly etc.
8	Processing and preservation of cashew nuts.
9	Bakeries.
10	Production of Dairy Products.
11	Oil mills (vegetables)
12	Extraction of oil by ghani.
13	Manufacture of hydrogenated oil.
14	Manufacture of "aval" (Beaten rice) appam.
15	Production of vinegar.
16	Manufacture of soda, water, lemonade etc.
17	Manufacture of Ice.
18	Manufacture of ice cream.
19	Processing, packing and distribution of tea.
20	Processing, grinding, packing and distribution of coffee.
21	Manufacture of syrup.
22	Manufacture of beedi.
23	Manufacture of Cigar.
24	Manufacture of tobacco snuff.
25	Manufacture of chewing tobacco.
26	Cotton ginning, clearing, pressing etc.
27	Cotton spinning other than in Mills
28	Cotton spinning and weaving in Mills.
29	Cotton weaving in handloom.
30	Cotton weaving in power looms.
31	Handloom weaving.
32	Khadi Weaving in Handloom.
33	Printing of cotton textiles.
34	Manufacture of Cotton thread, rope twine etc.
35	Jute spinning.
36	Manufacture of jute products including repairing of gunny bags.
37	Weaving of silk by Handloom.
38	Manufacture of hosiery goods.
39	Making of embroidery products
40	Tailoring
41	Manufacture of quilts and mattresses.

42	Manufacture of Coir and Coir Products.
43	Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
44	Repairing of umbrellas.
45	Manufacture of wooden furniture and fixtures.
46	Manufacture of structural wooden goods such as doors, beams etc.
47	Manufacture of wooden industrial goods such as parts of handloom ambarcharka, bobbirs etc.
48	Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
49	Cane industry including baskets, weaving etc.
50	Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
51	Manufacture of paperboard and paper hand.
52	Making of paper boxes, bags, envelopes etc.
53	Printing and publishing of newspapers and periodicals.
54	Printing and publishing of books.
55	Miscellaneous printing works including type cutting, book binding.
56	Manufacture and repairing of leather shoes and chap pals.
57	Manufacture of leather products such as suitcase, bag etc.
58	Vulcanizing and repairing of tyres and tubes.
59	Manufacture of rubber gloves.
60	Manufacture of Rubber products such as rubber sheets, nipples and rubber shoes including smoke-rubber.
61	Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
62	Manufacture of agarbathi and other cosmetics.
63	Manufacture of plastic products such as nameplates etc.
64	Manufacture of lemongrass oil, candles etc.
65	Manufacture of cement products such as well-kerbs, tube, closets etc.
66	Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
67	Manufacture of stone wares.
68	Manufacture of stone images.
69	Manufacture of chinaware's and crockery.
70	Manufacture of large containers and chinaware.
71	Manufacture of glass and glass products.
72	Manufacture of clay models
73	Manufacture of iron and steel furniture.
74	Manufacture and repairing of brass and bell metal products.
75	Manufacture of aluminum utensils and other products.
76	Manufacture of tin cars and copper vessels.
77	Electroplating, tinplating, welding etc.
78	Manufacture of agricultural implements, screws etc.(blacksmith and foundry)
79	Manufacturing assembling and repairing of machinery such as water pumps, oil mill chuck etc.
80	Manufacture of small machine tools and machine parts.
81	Manufacture of sewing machine parts and assembling and repairing of sewing machine.

82	Manufacture of electrical machinery and repairing of electric motors armature winding etc.
83	Manufacture and repairing of electric fans.
84	Charging and repairing of batteries.
85	Repairing of radios, microphones etc.
86	Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87	Bodybuilding of motor vehicles.
88	Manufacture and repairing of motor engine parts and accessories.
89	Servicing and repairing of motor vehicle
90	Manufacture of cycles, parts and accessories.
91	Manufacture and repair of boats and barges.
92	Manufacture and repairing of animal drawn and hand drawn vehicles.
93	Repairing of photographic equipment, spectacles etc.
94	Manufacturing of medical instruments
95	Repairing of watches and clocks.
96	Manufacture of Jewellery.
97	Manufacture, repair and tuning of musical instruments.
98	Manufacture of sports goods, balloons etc.
99	Ivory, carving and ivory works
100	All industries classified as "green/non hazardous" by state/central government

ANNEXURE II

LIST OF OBNOXIOUS OR NUISANCE INDUSTRIES SUBJECT TO OBJECTIONABLE ODOURS, FUMES EFFLUENTS OR PROCESSORS TO BE LOCATED IN VARIOUS ZONES. (Grouped under Indian Standard Industrial Classification)

I	Manufacture of Food Stuff :
1	Slaughtering, preservation of meat and fish and canning of fish.
II	Manufacture of Beverages:
2	Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery.
3	Production of country liquor and indigenous liquor such as toddy, liquor form mahua, palm juice.
III	Manufacture of Textiles :
4	Dyeing and bleaching of cotton
IV	Manufacture of Wood and Wooden Products :
5	Sawing and planing of wood.
6	Wood seasoning and creosoting
7	Manufacture of veneer and plywood.
8	Paper, pulp and straw board.
V	Manufacture of Leather and Leather Products :
9	Currying, tanning and finishing of hides and skins and preparation of finished leather.
VI	Manufacture of rubber, petroleum and coal products:
10	Manufacture of tyres and tubes
11	Manufacture of Industrial and synthetic rubber.
12	Reclamation of rubber.
13	Production of petroleum, kerosene and other petroleum products in refineries.
14	Production of chemicals and chemical products.
VII	Manufacture of chemicals and chemical products :
15	Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, and chlorine
16	Manufacture of dyes, paint, colours and varnishes, printing ink.
17	Manufacture of fertilizers (Specially from organic materials):
18	Manufacture of disinfectants and insecticides
29	Manufacture of ammunition, explosive and
20	Manufacture of matches.
VIII	Manufacture of Non-metallic mineral products other than petroleum and coal :
21	Manufacture of cement and cement products
22	Manufacture of Lime
23	Manufacture of Plaster of Paris.
IX	Manufacture of basic metals and their products :
24	Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.
25	Manufacture including smelting, refining etc., or nonferrous metals and alloys in basic forms.

26	Manufacture of Armaments.
X	Manufacture of machinery (other than transport) and electrical equipment:
27	Manufacture of all kinds of battery
XI	Miscellaneous items not covered above.
28	Incineration, reduction or dumping of offal, dead animals' garbage or refuse.
29	Manufacture of gelatin and glue.
30	Fat, tallow, grease or lard refining of manufacture.
31	Bone meal, bone grist and bone powder.
32	Manufacture of cashew nut shell oil.
33	Other similar types of nuisance industries.

25.2 Special Rules for granting compensation for affected persons and contribution for betterment

Government will issue detailed guidelines for granting compensation for affected persons and contribution for betterment. However a suggestive concept is described herewith.

25.2.1 Compensation for affected persons

Implementation of various projects as detailed out in the Masterplan requires acquisition of private properties. Each person who loses their property by virtue of the implementation of the scheme will be compensated appropriately. A person who is willing to surrender the land required for the formation or widening of streets, expansion of railways/waterways/ parks/ preservation of environmentally sensitive areas or for any other public purpose, shall be benefited by suitable compensations.

25.2.2 Betterment Levy

Every developer who enjoys the direct benefit due to the implementation of a specific proposal in the Masterplan, such as formation of new street or widening of existing street, shall pay a levy to the local body and the amount could be collected as development fund which could be utilized for rehabilitation, slum improvement and for affordable housing projects. For the formation of new roads, levy could be charged for the entire constructed floor area, where as for the widening of an existing street levy could be charged for the additional floor area which is permitted to be constructed for the proposed widening.

The implementation of projects mentioned in special zones would be realized by surrendering of land, collection of betterment levy or land pooling or a combination of these tools.

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Government of Kerala
2019



Regn. No. KERBIL/2012/45073
dated 5-9-2012 with RN1
Reg. No. KL/TV(N)/634/2018-20

കേരള ഗസറ്റ്
KERALA GAZETTE

അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

		2019 ജനുവരി 17		
		17th January 2019		
വാല്യം 8 Vol. VIII	തിരുവനന്തപുരം, വ്യാഴം Thiruvananthapuram, Thursday	1194 മകരം 3	നമ്പർ No.	106
		3rd Makaram 1194		
		1940 പൗഷം 27		
		27th Pousha 1940		

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (Ms.) No. 1/2019/LSGD.

Dated, Thiruvananthapuram, 3rd January, 2019
19th Dhanu, 1194.

S. R. O. No. 39/2019.—WHEREAS, the Government, as per the notification issued under G.O. (Ms.) No.131/2017/LSGD dated 7th July, 2017 and published in Part I of the Kerala Gazette No.32 dated 8th August, 2017, have sanctioned the Master Plan for Kozhikode Urban Area 2035 under sub-section (8) of section 36 of the Kerala Town and Country Planning Act, 2016 (Act 9 of 2016);

AND WHEREAS, as it is required to vary the said Master Plan for the purpose of making the zoning regulations compatible to the present development scenario to the extent possible as an immediate measure, until the Plan is further varied after

detailed studies, the Government of Kerala, as per notification issued under G. O. (Ms.) No. 135/2018/LSGD dated 22nd September, 2018 and published in the Kerala Gazette Extraordinary No. 2429 dated 24th September, 2018, have published a draft for variation of the said Master Plan inviting objections and suggestions from any person or authority concerned with or affected thereby;

NOW, THEREFORE, in exercise of powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala hereby vary the sanctioned Master Plan for Kozhikode Urban Area 2035, to the extent required, after considering all the objections and suggestions received on the draft of the notification issued under G. O. (Ms.) No. 135/2018/LSGD dated 22nd September, 2018 and published in the Kerala Gazette Extraordinary No.2429 dated 24th September, 2018 as required under the proviso to sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016).

ORDER

In exercise of the powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala hereby vary the Master Plan for Kozhikode Urban Area 2035, sanctioned under sub-section (8) of section 36 of the Kerala Town and Country Planning Act, 2016 as per notification issued under G. O. (Ms.) No. 131/2017/LSGD dated 7th July, 2017 and published in Part I of the Kerala Gazette No. 32 dated 8th August, 2017, to the extent as indicated below, namely:—

VARIATION

In the said Master Plan,—

(1) in the “Chapter 25—Development Controls”, under the heading ‘25. Zoning Regulations’,—

(1) in paragraph 7, after the existing sentences, the following sentences shall be inserted, namely:—

“In cases where the proposed new roads or road widening as per the Master Plan abuts/affects a water body, regulation of constructions and/or land developments on the sides of such roads shall be

governed by the distance from the nearest boundary of the water body, unless otherwise specified in the Detailed Town Planning Schemes or any detailed road alignments approved by Chief Town Planner concerned. Also, in case of the road abutting Canoli canal, the road widening should be governed by the distance from boundary of the canal”:

(2) under the heading “GENERAL NOTES”, after 10, the following shall be inserted, namely:—

“11. In land up to a depth of 200 meter on both sides of the roads having an existing or proposed width of 24 meter or more (as per the Master Plan for Kozhikode Urban Area 2035) in Residential Zone I, Residential Zone II, Public and Semi Public Zone and Small Industrial Zone, ‘Uses Permitted’ in Residential Zone I, Commercial Zone and Public and Semi Public Zone may also be permitted by the Secretary of the Local Self Government Institution concerned, if not allowable otherwise as per the zoning regulations mentioned above.

12. Subject to the provisions as applicable to the Kerala Conservation of Paddy land and Wetland Act, 2008, CRZ Notification, 2011 and their subsequent amendments, other applicable Acts, Rules and Government Orders in force in the State, the Secretary of the Local Self Government Institution concerned, with the concurrence of the District Officer of the Department of the Town and Country Planning having jurisdiction over the area, shall:—

(a) permit in privately owned land which is zoned for Public and Semi Public Use, such uses that are permissible in adjacent land use zone, if there is no records available with the Local Self Government Institution concerned regarding any proposal for acquiring that particular privately owned land for any public use at the time of application for building construction or land development;

(b) permit in Wet Agriculture or Water Body, such uses that are permissible in adjacent land use zone, if that particular land in the Wet Agriculture or Water Body is not classified as Paddy land or Wetland as per revenue records;

(c) permit single family residences up to a floor area of 300 square meter in Environmentally Sensitive Zones.

13. The Secretary, Olavanna Grama Panchayat, with the concurrence of the District Officer of the Town and Country Planning Department having jurisdiction over the area, may permit single family residential building up to 300 sq.m and commercial buildings up to 200 square meter in land zoned as Industrial Promotion Zone in Olavanna Grama Panchayat, subject to the provisions as applicable of the Kerala Conservation of Paddy land and Wetland Act, 2008, Coastal Regulation Zone Notification 2011 and their subsequent amendments, other applicable Acts, Rules and Government Orders in force in the State.

14. Transmission towers, Wireless stations and Telecommunication towers may be permitted in the master plan area, in all zones other than Recreational Zone, Water Body, Wet Agriculture, Environmentally Sensitive Zone, and Green Belt".

By order of the Governor,

T. K. JOSE,

Additional Chief Secretary to Government.

Explanatory Note

(This does not form the part of the notification, but is intended to indicate its general purport.)

The Government, as per notification issued under G.O. (Ms.) No. 131/2017/LSGD dated 7th July, 2017, and published in the Part I of the Kerala Gazette No. 32 dated 8th August, 2017 have sanctioned the Master Plan for Kozhikode Urban Area 2035, under sub-section (8) of section 36 of the Kerala Town and Country Planning Act, 2016 (9 of 2016).

The Government have decided to vary the said Master Plan for the purpose of making certain provisions of the Plan compatible to the present development scenario to the extent possible as an immediate measure, until the plan is further varied after detailed studies.

Government have issued draft notification as per G. O. (Ms.) No.135/2018/LSGD dated 22nd September, 2018 and published in the Kerala Gazette Extraordinary No. 2429 dated 24th September, 2018 for varying the said Master Plan and considered all the objections and suggestions received thereon. The Government have now, decided to accord sanction for the same and to vary the said plan accordingly.

The notification is intended to achieve the above object.