

Chapter 31

Zoning Regulations

1. All future developments shall be in conformity with the provisions of the Master Plan for Wadakkanchery Town.

2. For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories such as Residential zone, Residential mix zone, Central Business District (CBD), Commercial zone, Industrial zone, Public and semipublic zone, Traffic and Transportation zone, Parks and open spaces, Dry Agriculture zone, Tourism promotion zone, Paddy land, Forest, Waterbodies, Hazardous zone and Special zones. Details regarding the nature of uses 'Permitted', uses 'Restricted' and uses 'Prohibited' in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any elsewhere in the Plan.

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 Body Concerned*, 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 studied based on their performance characteristics and special location factors. Such cases which come under this category are classified as "Uses Restricted".

Uses **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 having jurisdiction over the area.

Uses **Restricted -2** Category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner concerned of the Department of Town and Country Planning.

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

3. If any space in 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 or Expansion or Reconstruction of Non-Conforming uses may be permitted provided that the total area (including existing and proposed floor area) shall not exceed 2 times the existing floor area. For this purpose, the existing floor area considered shall be the lawfully existing floor area on the date of sanctioning this plan.
4. Addition or Expansion or Reconstruction of all existing uses included under Public and semi-public zone shall be permitted to the adjacent plots without any regard to the proposed land use zone in which such adjacent land is zoned in. For this purpose, only the lawfully existing Public and semi-public uses on the date of sanctioning of this plan only be considered.
5. Existing areas and structures of archaeological importance, agriculture uses and religious uses may be permitted to continue in all the zones and shall not constitute Non- Conforming uses.
6. Regulation of constructions and/or land developments on the sides of new roads/roads proposed for widening as per the Plan shall be governed by the distance from the centreline of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner concerned.
7. 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.

8. 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.
9. 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.

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
9	Residential zone			
9.1	<p>Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes.</p> <p>Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels – built up area limited to 200 m².</p> <p>Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexe-1), with number of workers limited to 6 without power or 3 workers with power limited to 5 HP</p> <p>Educational institutions essentially serving the needs of residential community such as Day Care, Crèche, Nursery Schools, Kindergartens and schools offering general education (up to High school level).</p> <p>Health institutions essentially</p>	<p>Ashram, Mutt, Madrasa.</p> <p>Places of Worship.</p> <p>Public utility areas and Public Utility buildings other than those included in the permitted category.</p> <p>Vehicle Fuel Filling Stations</p> <p>Cremation Ground/ Crematorium, Burial Ground/ Common Vault.</p>		<p>Any other use not specified in column (2),(3),(4)</p>

	<p>serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres etc having a built up area limited to 200m².</p> <p>Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Swimming Pool, Libraries etc. having a built up area limited to 200m².</p> <p>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 below 5 MLD. and weekly markets</p> <p>Transmission Towers, Telecommunication Towers and Wireless Stations</p> <p>Plant Nurseries, Pump House</p> <p>Wells and Irrigation Ponds incidental to community needs.</p>			
9.2	Provided that the access road has a width of 6m minimum.			
	<p>Automobile workshops for two/three wheelers – built up area limited to 200 m².</p> <p>Hospitals with 5 bed</p>			
9.3	Provided that the access road has a width of 9m minimum.			
	<p>Higher Secondary Schools.</p> <p>Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery- built up area limited to 500 m².</p>	<p>LPG distribution centres (excluding bottling plants and bulk storage) limiting the built up</p>		

	Shops/Professional Offices, banking and financial institutions – built up area limited to 500 m² .	area limited to 50 m² . Diagnostic centres, clinic, Hospitals upto 50 beds		
10	Residential mix zone			
10.1	<p>All uses that are permitted in Residential Zone</p> <p>Automobile workshops for 2/3 wheelers, Service Industries of non-nuisance nature (See Annexe-2) engaging not more than 19 workers without power or 9 workers with power limited to 15 HP, Civil defence and home guard.</p> <p>Agrobased industries limited to 20 HP</p> <p>Transmission/ Telecommunication Towers and Wireless stations</p> <p>Parking Plaza, Taxi/Jeep Stand</p>	<p>Museum, Exhibition centres and art gallery, Fuel filling stations</p> <p>Sewage treatment plant.</p>		Any other use not specified in column (2),(3),(4)
10.2	Provided that the access road has a width of 8m minimum			
	<p>Diagnostic Centres, Clinics(Out Patient), – built up area limited to 500 m².</p> <p>Shops, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Restaurants/ Canteen, Hotels, IT/ Software units – built up area limited to 1000 m².</p> <p>Social Welfare Centres / Movie Halls/ Auditorium/ Wedding Halls/ Community Halls – built</p>			

	<p>up area limited to 1000 m².</p> <p>Secondary/Higher Secondary Schools, Technical High Schools.</p> <p>Hospitals and health centres with number of beds limited to 10.</p> <p>Markets of Plot area limited to 500 m².</p> <p>Weigh Bridge</p> <p>Godowns/ Warehouses/ Storage non-hazardous – built up area limited to 200 m².</p> <p>Marble and Granite Storage Centres, Industrial Estates & Industrial Parks Automobile Workshops / Automobile Service Stations for Light Motor Vehicles.</p> <p>Service Industries of Non Nuisance Nature (see Annexure- 2) engaging not more than 9 workers with power limited to 30 HP in areas other than industrial estates/parks.</p>			
10.3	Provided that the access road has a width of 12m minimum			
	<p>Educational Institutions of Higher Order</p> <p>Shops, Offices, Markets.</p> <p>Hospitals & Health centres with number of beds limited to 100.</p> <p>Godowns / Ware houses/ Storage (non-hazardous) - built up area limited to 500 m².</p> <p>Automobile workshops/ Automobile Service stations for Heavy vehicles– built up area limited to 1000 m².</p>	<p>Bus Terminals, Lorry Stands</p>		

10.4	Provided that the access road has a width of 18m minimum			
	Hospitals & Health centres upto 300 beds Movie Halls/Auditorium/Wedding Halls/ Community Halls - built up area above 1000 Sqm with parking at 1.2 times that of KMBR.		Container Terminal	
11	Central Business District (CBD)			
11.1	All uses that are permitted in Commercial zone. Additions and alterations to the existing public and semi-public buildings including addition of new blocks without altering the use. Buildings incidental to public & semi-public uses with built up area limited 100sq.m	Ashram, Mutts, Madrasa. Places of worship Other public utility areas & Public utility buildings. P a r k i n g buildings and parking lots Higher Educational Institutions provided the access has a width of 7m minimum. Fuel filling stations Saw Mills with Timber Yard	Slaughter Houses	Any other use not specified in column (2),(3),(4)
12	Commercial zone			
12.1	All shops including shopping complexes, shopping malls, hypermarkets, restaurants, hotels, markets. Professional offices, commercial	Places of worship Dairy & Dairy Farm, Poultry Farm.	Multiplex, Higher educational Institutions provided the access has a	Any other use not specified in column (2),(3),(4)

<p>offices & establishments, banking and financial institutions, IT software units, Movie halls, Auditorium, Wedding Halls, Community Halls</p> <p>Godowns / warehouse / storage of Non-hazardous materials, stacking yards.</p> <p>Gymnasium/ Yoga centres</p> <p>Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature with number of workers limited to 19 without power or 9 workers with power limited to 30HP, saw mills, weigh bridges, printing press, IT hardware / electronic industries, marble and granite storage / cutting centres.</p> <p>Agrobased industries limited to 30HP</p> <p>Expansion of existing residential buildings, Single Family Residences, Residential flats/apartments with lower floor(s) for commercial use only, night shelters, orphanages, old age homes, dharmasala, hostels and boarding houses, lodges and guest houses, Ashram, Mutts, Madrasa.</p> <p>Government (Local /State/Central) or Public Sector Offices</p> <p>Day care, Creche, Nursery/ Kindergarten, Expansion of existing educational institutions</p> <p>Transmission & Telecommunication Towers, Wireless Stations.</p>	<p>Other public utility areas & Public utility buildings.</p> <p>Fuel filling stations</p> <p>Saw Mills with Timber Yards</p> <p>Slaughter Houses.</p>	<p>width of 8m minimum.</p>	
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	<p>Social welfare centres, library and reading rooms, exhibition centres, art gallery museum, convention centres</p> <p>Clinics, diagnostic centres and hospitals with number of beds limited to 50.</p> <p>Tot lots, Parks & playgrounds, fair grounds, open air theatres</p> <p>Parking plaza, Transport terminals</p> <p>Plant nursery, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds</p>			
12.2	Provided that the access road has a width of 12m minimum			
	<p>Educational Institutions other than those mentioned in clause 9.1,</p> <p>Hospitals & Health centres, Outdoor games stadium.</p> <p>Vazhiyora vipanana kendras</p>			
13	Industrial zone			
13.1	<p>All industries other than obnoxious and nuisance type industries, 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.</p> <p>Godowns/Warehouses/Storage of non hazardous material, stacking yards, weigh bridge.</p> <p>Agro based industries.</p>	<p>Other Public Utility Areas and Public Buildings.</p> <p>Obnoxious and nuisance type industries (Annexure -II)</p> <p>Cremation Ground / Crematorium, Burial Ground, Common Vault.</p> <p>Storage of Explosives and Fire Works,</p>	<p>Container Terminals with access width of 18m minimum</p>	<p>Any other use not specified in column (2),(3),(4)</p>

	<p>Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House.</p> <p>Dry Cleaning Plants, Power Plants, Sub Stations</p> <p>Government or Public Sector Offices</p> <p>Transport Terminals incidental to industrial use.</p> <p>Transmission & Telecommunication Towers, Wireless Stations.</p> <p>Residential uses incidental to the Industrial use. Any other activity essentially incidental to Industrial use.</p> <p>Tot lots, Parks and Play Grounds attached to incidental residential use.</p>	<p>Gas Godowns, Crusher Units.</p> <p>Sewage Treatment Plants, Dumping Yard.</p> <p>Slaughter House</p> <p>Fuel Filling Stations</p> <p>.</p>		
14	Public and semipublic zone			
14.1	<p>Local/State/Central Government/Public Sector Offices and Other Related Public Buildings. Cultural centre and commercial plaza.</p> <p>Residential Quarters incidental to public and semi public use.</p> <p>Public Utility Areas and Buildings, She lodges, Nursing and paramedical institute.</p> <p>Additions and alterations to the existing public and semi public buildings including addition of new blocks without altering the use.</p> <p>Buildings for incidental uses</p>	<p>Cremation Ground / Crematorium, Burial Ground, Common Vault.</p>		<p>Any other use not specified in column (2),(3),(4)</p>

	with built up area limited to 100 m² .			
15	Traffic and Transportation zone			
15.1	<p>Transport terminals including constructions that form an integral or essential part of the terminal.</p> <p>Any incidental uses to the transport terminals such as Retail Shops, Restaurants, Canteen etc. with maximum percentage of coverage permissible for the project as a whole shall be limited to 30% and FAR shall be limited to 1.5.</p> <p>Staff Quarters, Offices, Night Shelters, Guest Houses etc incidental to the transport terminals</p> <p>Parking Plazas, Transmission Towers and Wireless Stations.</p>	<p>Public Utility Areas and Buildings</p> <p>Fuel Filling Stations</p>	<p>Container Terminals provided that the access has a width of 18m minimum.</p>	<p>Any other use not specified in column (2),(3),(4)</p>
16	Parks and open spaces			
16.1	<p>Any construction/land development essential for the development/ improvement of open air recreational facilities.</p> <p>Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds and similar uses.</p> <p>Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary, Eco Walk Way and similar uses.</p>	<p>Public Utility Areas and Buildings which will not affect the character of the area.</p>		<p>Any other use not specified in column (2),(3),(4)</p>
17	Dry Agriculture zone			
17.1	<p>Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types</p>	<p>Cremation ground/ crematorium,</p>	<p>Storage of explosive and fireworks. Gas</p>	<p>Any other use not specified in</p>

<p>of cultivation including social forestry.</p> <p>Dairy Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, pump house, wells and irrigation ponds.</p> <p>Single Family Residential Buildings. Residential quarters/flats limited 1500 m² built up area and 10m height from ground level.</p> <p>Orphanages, old age homes, dharmasala, ashrams, mutts, madrasa.</p> <p>Clinics(Outpatient) and diagnostic centres - built up area limited to 100 m².</p> <p>Shops, professional offices, commercial offices and establishments, banking and Financial institutions, Gymnasium , Yoga Centres, restaurants, canteens – built up area limited to 100 m².</p> <p>Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange, wireless stations and Telecommunication towers.</p> <p>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 100 m².</p> <p>Cottage industries, Service industries of non-nuisance Nature (See Annexe -I)engaging not more than 6 workers without power or 3 workers with power limited to 5HP,</p>	<p>burial ground, common vault</p> <p>Slaughter Houses.</p>	<p>Godowns, Dumping Yard.</p>	<p>column (2),(3),(4)</p>
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	<p>Agrobased industries limited to 10 HP</p> <p>Automobile workshops for 2/3 Wheelers</p> <p>Tot Lots/Parks/Play Grounds, Saw Mills, Weigh Bridge.</p>			
17.2	Provided that the access road has a width of 8m minimum			
	<p>Clinics (Outpatient) and diagnostic centres - built up area limited to 200 m².</p> <p>Shops, professional offices, commercial offices and establishments, banking and Financial institutions, Gymnasium, Yoga Centres, restaurants, canteens – built up area limited to 200 m².</p> <p>Library and Reading Rooms, Godowns/ warehouses/ Storage – non hazardous – built up area limited to 200 m².</p> <p>Auditorium/Wedding Halls/Community halls built up area limited to 500m².</p> <p>Agrobased industries limited to 20 HP</p> <p>Hospitals & Health Centres with number of beds limited to 5.</p>			
17.3	Provided that the access road has a width of 12m minimum			
	<p>Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters.</p> <p>Agrobased industries limited to 30 HP</p>	<p>Stacking yards, Godowns/ Warehouses/Storage - non hazardous materials.</p> <p>Fuel Filling Stations.</p> <p>Higher Education</p>		

		Institutions. Health Care Facilities including Diagnostic Centres, Clinics, Hospitals with number of beds limited to 100.		
18	Tourism promotion zone			
18.1	<p>Height of constructions, if any, in this Zone shall not exceed 7m.</p> <p>Single family residential buildings, Guest Houses, Home stay.</p> <p>Shops, Restaurants, Canteen, Gymnasium / Yoga Centers, Library and Reading Rooms, Social Welfare centers – built up area limited to 100 sq.m.</p> <p>Resorts, Hotels and similar uses.</p> <p>Clinics (Outpatient) and Diagnostic centers - built up area up to 100 sq m.</p> <p>Museum, Exhibition Centers and Art Gallery</p> <p>Zoological and Botanical Gardens / Bird Sanctuary, Camping Site ,Public Utility Areas & Buildings</p>	<p>Places of Worship</p> <p>Community halls.</p> <p>Fuel Filling Stations</p>		<p>Any other use not specified in column (2),(3),(4)</p>

19	Paddy land			
19.1	<p>Paddy cultivation</p> <p>Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells and Irrigation Ponds without any building construction.</p> <p>OR</p> <p>Constructions/ land developments in conformity with the Conservation of Paddy Land and Wet Land Act in force in lands designated as paddy land or wet land under the said Act.</p>	<p>Minor Public Utility areas & Public utility buildings which will not affect the character of the area.</p>		<p>Any other use not specified in column (2),(3),(4)</p>
20	Waterbodies			
20.1	<p>All existing water bodies shall be conserved.</p> <p>Pisciculture.</p> <p>Bridges, Side protection walls, Check dams, Bathing Ghats, Floating jetty etc may be permitted based on community level requirements.</p>			<p>Any other use not specified in column (2),(3),(4)</p>
21	Forest			
21.1	<p>All existing forest areas shall be conserved.</p> <p>No development activities or construction of any kind shall be allowed in this area.</p> <p>Buildings supportive to forest department.</p> <p>Vegetable farming, Ayurvedic medicinal plants farming</p>		<p>Constructions incidental to Ecotourism projects in comply with green protocol</p>	<p>Any other use not specified in column (2),(3),(4)</p>
22	Hazardous zone			

22.1	Hazardous uses like Funeral, Cremation and Burial grounds and related activities. Drinking water supply projects from abandoned quarry ponds.	Constructions related to crematorium, junk yards, Slaughter house, Poultry/ Cattle/Pig/Rabbit farm, crusher units	Obnoxious and nuisance type industries like Quarry.	Any other use not specified in column (2),(3),(4)
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23	Special zones		
Special zones include the areas specifically demarcated for certain projects. No other activity unless otherwise specified shall be permitted in such zones. If this project are not materialised in corresponding demarcated land within a period of 5 years, from the date of sanctioning of this master plan, The freed land may be released and returned back to that zone as per the existing land use.			
SZ 1	Industrial Park	The area to be developed through the implementation of land pooling scheme in PPP mode. Professional offices, commercial offices & establishments, banking and financial institutions, Shops, manufacturing & service of electronic devices, Non-polluting industries, Restaurants/Canteen, Conference halls, service industries of non-nuisance nature, library and reading rooms, exhibition centres can be permitted. Agro industries, Food processing units, Bank, Power house, Effluent treatment plant.	
SZ 2	Township	The area to be developed through the implementation of land pooling scheme in PPP mode. Studio flats, multiplex theatre, commercial centre, town hall, she-lodge, digital library and any other amenities incidental to Township can be permitted. Buildings should be green rated.	
SZ 3	Sector centre	Multiplex theatre, shopping mall, club house and luxury hotel and any other amenities incidental to Sector centre can be provided. While developing, 10% of the developable area needed to provide for social service. Buildings should be green rated	

SZ 4	Techno centre	The area to be developed through the implementation of land pooling scheme in PPP mode. Buildings should be green rated Educational institutions, library and reading rooms, exhibition centres, Professional offices, commercial offices & establishments, banking and financial institutions, Shops, manufacturing & service of electronic devices, non-polluting industries, Restaurants/Canteen, Conference halls, service industries of non-nuisance nature with number of workers limited to 19 without power or 9 workers with power limited to 10HP. Agrobased industries upto 15 HP.
SZ 5	Skill development centre	Educational institutions, library and reading rooms, exhibition centres, Professional offices, commercial offices & establishments, banking and financial institutions, Shops, manufacturing & service of electronic devices, non-polluting industries, Restaurants/Canteen, Conference halls.
SZ 6	Proposed bus stand	Proposed transportation related amenities for bus stand construction, multi-level parking facilities, any construction / land development essential for the development/improvement of transportation amenities, commercial buildings.
SZ 7	Transit hub at Athani	Proposed transportation related amenities for bus stand construction, multi-level parking facilities, any construction / land development essential for the development/improvement of transportation amenities. Social welfare centers, Libraries and reading rooms, Tourist refreshment centers, Tourism information center, commercial buildings.
SZ 8	Stadium	Any construction / land development essential for the development/ improvement of Sport facilities, refreshment stalls, Change rooms, Toilet facilities, First aid medical treatment facilities and any other amenities incidental to Stadium.
SZ 9	Material Recovery centre	Any construction / land development essential for the development/ improvement of Waste treatment.
SZ 10	Entrepreneur club	Any construction / land development essential for the development/ improvement of training in sophisticated device manufacturing and servicing.
SZ 11	Exhibition centre and Fantasy park	Eco-friendly constructions / land development essential for the development/ improvement of Exhibition centre and Fantasy park. Constructions should be Green rated. Any other amenities incidental to Exhibition centre and Fantasy park.
SZ 12-16	Children's Park	Any construction / land development essential for the development/ improvement of recreational facilities like playing equipments for childrens, refreshment stalls and Library rooms.

SZ 17	Indoor stadium	Any construction / land development essential for the development/ improvement of Indoor Sport facilities, refreshment stalls, Change rooms, Toilet facilities etc. Any other amenities incidental to Indoor stadium.
SZ 18	Sub Town centre at Athani	Multiplex theatre, shopping mall, club house and luxury hotel and any other amenities incidental to Sub Town centre can be provided. Performance centers, Exhibition centers, Mini auditorium, open air theatre, social welfare centers, Libraries and reading rooms, Tourist refreshment centers, Tourism information center. Buildings should be green rated

General Notes:

The general guidelines shall apply to all zones irrespective of the zoning regulations for individual zones.

1. For the purpose of these regulations, Built up area means the total area covered by the building at all floor levels. It shall also include area of mezzanine floor, galleries, barsati and pent house at terrace level.
2. Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building, provided that the total floor area on all floors of such a building shall not exceed the maximum floor area permitted for any of such use in that zone.
3. Zoning regulations will prevail over the provisions in Building rules in force.
4. Kerala conservation of Paddy and wetland Act will prevail over all the provisions in this Master plan.
5. In Land to a depth of 100m on either sides of roads having an existing or proposed width of 12m or more in Residential, Commercial and Dry Agricultural zone, Mixed use of Residential, Commercial, Public and Semi Public use zone will be permitted
6. In Land to a depth of 200m on either sides of roads having an existing or proposed width of 18m or more in Residential, Commercial and Dry Agricultural zones, Mixed use of Residential, Commercial, Public and Semi Public use Zones will be permitted.

7. A Green buffer of width 7.5m on either side of Wadakkanchery river, and 5m buffer or equal to the width of waterbody whichever is less, may be provided for all natural drains in the town. This area is to be used only for planting trees in order to retain as green areas, parks, pump houses, wells and irrigation ponds, storage of agricultural products and seeds, green house, pedestrian way, cycle tracks.No new buildings/structures are permitted in the green strip along water bodies.Repair/reconstruction of existing buildings without increasing the floor area shall be permitted with the concurrence of District Town planner.
8. Projects implemented by LSGD/State/Central Governments can be permitted anywhere in the planning area, irrespective of zoning regulation imposed by such zoning, if any and shall be in conformity with Kerala Conservation of Paddy and Wetland Act, 2008.
9. The privately owned areas if any, if earmarked for specific projects by this Master Plan, are to be acquired by the Municipality within a period of 5 years from the date of sanctioning of this Master Plan. If the acquisition proceedings have not been initiated within this stipulated period, these lands may be released and returned to that land use zone which may be deemed appropriate based on the surrounding land uses and developments, with the concurrence of the Chief Town Planner concerned.

10. GUIDELINES FOR LARGE SCALE PROJECTS

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 Heritage 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, Wadakkanchery Municipality as members and the District Town Planner, Thrissur District of the Town and Country Planning Department as convenor 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.
11. Silence zone, as prescribed by the Noise pollution (Regulation and control) rules, 2000 under the Environment (Protection) Act, 1986 and its subsequent amendments shall be applicable to the area under this Master plan.

ANNEXURE -1

List of non-obnoxious and non-nuisance type of service or light industries

1. Aerated water and fruit beverages
2. Apparel making
3. Assembly of air coolers and conditioners
4. Assembly of bicycles, baby carriage and other small non motorized vehicles.
5. Atta - chakks
6. Ayurvedic medicinal formulations, Ayurvedic health club
7. Bakery products, biscuits, confectionaries
8. Bamboo and cane products (only dry operations)
9. Block making for printing
10. Card board or corrugated box and paper products (paper or pulp manufacturing excluded)
11. Carpet weaving
12. Cement and concrete products (where crusher is not used)
13. Chilling plants and cold storage
14. Coir (without bleaching / dyeing)
15. Concrete batching plants
16. Cotton and woolen hosiery/ Cotton and silk printing
17. Electro plating
18. Electronics and electrical goods
19. Electronics equipment (Assembly)
20. Engineering workshop and general fabrication works (without any chemical treatment)
21. Embroidery and lace manufacturing
22. Flour mills (job work only)
23. Foam bed, latex thread
24. Foot wear (rubber and PVC)
25. Furniture making
26. Fountain pens
27. Garment stitching, tailoring
28. Gold and silver smithy
29. Gold and silver thread sari work
30. Ice- cream or ice making
31. Insulation and other coated papers (paper or pulp manufacturing excluded)
32. Jobbing and machining
33. Light engineering
34. Laundry, dry cleaning and dyeing

35. Manufacturing of formulated synthetic detergent products
36. Manufacture of soaps involving process without generation of trade effluents
(saponification of fats and fatty acids only)
37. Mineralized water
38. Musical instruments manufacturing
39. Oil ginning/expelling
40. Optical frames
41. Paint (by mixing process only)
42. Paper pins and U- clips
43. Power looms / hand looms (without dyeing & bleaching)
44. Photo and picture framing
45. Pressure testing units
46. Printing press
47. Rice mills
48. Rope (cotton and plastic)
49. Rubber gloves other than that for surgical and medical purpose
50. Rubberized coir mattresses
51. Scientific and mathematical instruments
52. Sports goods
53. Steeping and processing of grains
54. Small foundries
55. Tissue culturing
56. Toys
57. Water softening and demineralization plants
58. Watch, pen and spectacles repairing.

ANNEXURE 2

List of obnoxious and nuisance industries subject to Objectionable sounds, dust, odours, fumes, effluents or processes constituting hazardous use and which are to be located in hazardous zones (grouped) under Indian Standard Industrial classification (vide Regulation 7- 1, 7 - 2 and 13-2)

Manufacture of Food Stuff:

- (1) Slaughtering, preservation of meat and fish and canning of fish

Manufacture of Beverages:

- (2) Production of distilled spirits, wines, liquor etc. from alcoholic fruits and salts in distillery and brewery
- (3) Production of country liquor and indigenous liquor such as toddy, liquor from mahua, palm juice

Manufacture of textiles:

- (4) Dyeing and bleaching of cotton

Manufacturing of wood & wooden products, sawing and planing of wood:

- (5) Wood seasoning
- (6) Manufacture of veneer & plywood
- (7) Paper, pulp and straw board

Manufacture of leather and leather products:

- (8) Currying, tanning and finishing of hides and skins and preparation of finished leather

Manufacture of Rubber petroleum & local products:

- (9) Manufacture of tyres and tubes and tyre retreading
- (10) Manufacture of industrial and synthetic rubber
- (11) Reclamation of rubber
- (12) Production of petroleum, kerosene and other petrol products in refineries
- (13) Production of chemicals and chemical products

Manufacture of chemical and chemical products:

- (14) Manufacture of basic industrial chemicals such as acids, alkalies and their salts, not elsewhere specified (specially sulphurous, sulphuric, nitric, hydrochloric etc. acids, ammonia chlorine and bleaching powder manufacture.)
- (15) Manufacture of dyes, paints, colours, ink powder, varnishes, printing ink etc.
- (16) Manufacture of fertilizers (specially from organic materials)
- (17) Manufacture of disinfectants and insecticides
- (18) Manufacture of Ammunition, explosives and fire works
- (19) Manufacture of matches

Manufacture of Nonmetallic mineral products other than Petroleum and coal:

- (20) Manufacture of cement
- (21) Manufacture of lime
- (22) Manufacture of plaster of paris

Manufacture of Basic Metals and their Products:

- (23) Manufacture of iron and steel including sheeting, refining, rolling and conversion into basic forms
- (24) Manufacture including smelting, refining etc. of nonferrous metals and alloys in basic forms
- (25) Manufacture of ornaments

Manufacture of machinery (other than transport) and electrical equipment:

- (26) Manufacture of all kinds of battery, Miscellaneous items not covered above
- (27) Incineration, dumping and reduction of offal, dead animals, garbage or refuse
- (28) Manufacture of gelatin and glue
- (29) Fat, tallows, grease of lard refining of manufacture
- (30) Bone meal, bone girst and bone powder
- (31) Manufacture of cashewnut shell oil and
- (32) Other similar types of nuisance industries.