

ZONING REGULATIONS

1. All future developments shall be in conformity with the provisions of the Development Plan for Tellicherry (Thalassery) Town Variation-2007. This part of the plan document presents a comprehensive set of zoning regulations aimed towards ensuring the urban development in accordance with the plan proposals. The applications of these regulations is to be ensured in conjunction with the Coastal Zone Regulations in force and the provisions of the National Building Code of India where ever necessary and the regulations will prevail over the provisions of Kerala Municipalities Building Rules,1999.
2. For the implementation and enforcement of the proposals envisaged in this Development Plan areas have been zoned under various categories such as Residential zone I, Residential zone II, Commercial zone, Industrial use zone, Public and semi-public use zone, Playground, parks and open spaces use zone, Transport and Communication use zone, Agricultural use zone, Environmentally sensitive areas, Water bodies etc. Details regarding the nature of uses „permitted“, uses „restricted“ and uses „prohibited“ in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the scheme.

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, Tellicherry Municipality hereinafter referred to as the 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 locational factors. Such cases which come under this category are classified as “Uses Restricted”. Restricted –I 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 concurrences of the Chief Town Planner of the Department of Town and Country Planning.

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

3. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this scheme. They are essentially intended to help the competent authority in decisions regarding granting or refusal of permits for land development and construction of buildings/structures.

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4. 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 he 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.
5. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all the zones and shall not constitute non-conforming uses.
6. Regulation of constructions and land developments on the sides of new roads/roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified in the scheme or in any detailed road alignment approved by the Chief Town Planner.

General Notes:

- i. 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 of such a building shall not exceed the maximum floor area permitted for any of such use premises in that use zone.
- ii. For the purpose of these regulations, floor area of the building on all floors.
- iii. In land to a depth of 50 m in residential zone I and 100m in residential zone II, and Commercial zones, on either sides of roads having a width of 12 m or more, uses permitted in commercial and public and semi-public zones may also be permitted by Secretary if such uses are not allowable otherwise in the zoning regulations.

7. RESIDENTIAL USE ZONE I

7.1 Uses Permitted:

Residential Use Premises:

Residences including apartments, Night shelters, Orphanages, Old Age Homes, Dharmasala, identical Quarters

Other use Premises

Shops, professional offices, Banking and Financial institutions, Gymnasium/Yoga centers, Clinics (Outpatient)- floor area up to 100sq.m.

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Cottage Industries, Service Industries of non-nuisance nature (See Annexure I) engaging not more than 6 workers without power or 3 workers with power limited to 5 HP).

Day Care and Creche, Nursery Schools, Kinder Garten, Primary Schools, Police Post, police Station, Fire Station, Post and Telegraph office, Library and Reading Rooms, Tot Lots, Parks, Play Grounds, Water Treatment Plants below 5 MLD.

7.2 Uses Restricted – I:

Ashram/Mutt, Automobile workshops for 2/3 Wheelers, Transmission/Telecommunication towers and Wireless Stations , Community halls up to 300sq.m, Hospitals with 5 beds, Places of Worship, Other Public Utility areas& buildings essentially serving the needs of the local community.

7.3 Uses Restricted –II

Fuel Filling Stations

7.4 Uses Prohibited

All other use premises not mentioned above.

8. RESIDENTIAL USE ZONE II:

8.1 Uses Permitted:

All uses that are permitted in Residential Use Zone

Ashram/Mutt, Guest Houses/Lodges

Shops, professional Offices, Banking and Financial Institutions, Commercial Offices/Establishments, Restaurants/Canteen/Hotels, Gymnasium/Yoga Centres, Community Halls, Diagnostic Centres, Social Welfare Centres-floor area upto 200sq.m.

Automobile workshops for 2/3 wheelers, Service Industries of non-nuisance nature (see Annexure I) engaging not more than 19 workers without power or 9 workers with power limited to 15HP.

Civil Defence and Home Guard, Post and Telegraph Office, Fire Post/Fire Station, Telephone Exchange, Public Utility Areas & Buildings, Secondary/Higher Secondary Schools, Junior Technical institutions.

Parking Plaza, Taxi/Jeep Stand.

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Agriculture, Horticulture, Fish Farms, Seed Farms, Dairy Farms, Poultry Farms, Storage of Agricultural Produces and seeds.

Following Uses are permitted provided that the access road has a width of 7 m minimum:

Shops, professional Offices, Commercial Offices/Establishments, Banking and Financial Institutions, Restaurants /Canteen, Hotels, Godowns/Warehouses/Storage-non-hazardous, IT/Software Units, Movie Halls/Auditorium/Wedding Halls/Community Halls – floor area upto 500sq.m.

-Do- floor area upto 1000sq.m with FAR limited to 2;

Weigh Bridges;

Social Welfare Centers – floor area above 200 sq.m.

Clinics, Diagnostic centres, Hospitals & Health Centers – (up to 10 beds);

Markets –Plot Area upto 500 sq.m;

Automobile workshops/ Automobile Service Stations – Light Vehicles, Service Industries of Non Nuisance Nature (See Annexure I) engaging not more than 19 workers without power or 9 workers with power limited to 30HP, Industrial Estates & Industrial Parks, Marble and Granite Storage/Cutting centres.

Following uses are permitted provided that the access road has a width of 12 m minimum:

Educational institutions of higher order

Shops/offices above 1000 sq.m floor area with FAR limited to 2;

Markets – Plot Area above 500 sq.m;

Hospitals & Health Centres – (upto 100 beds) with FAR limited to 2;

Automobile workshops/Automobile Service Stations for Heavy Vehicles

Following uses are permitted provided that the access road has a width of 18 m minimum:

Hospitals & Health Centres – (upto 300 beds)

Movie Halls/Auditorium /Wedding Halls/Community halls – floor area above 1000 sq.m with parking @ 1.1 times that of KMBR

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8.2 Uses Restricted 1

Places of Worship, Museum, Exhibition Centres and Art Gallery, Fuel Filling Stations, indoor Games Stadium, Transmission towers, Telecommunication towers and Wireless Stations.

8.3 Uses Restricted 2

Bus terminal/Stand, Lorry stand, Container Terminals

8.4 Uses Prohibited

All other use premises not mentioned above

9. COMMERCIAL USE ZONE:

9.1 Uses Permitted:

Commercial Use Premises:

All shops including shopping complexes, shopping malls, Multiplex, Hypermarkets, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT software units, Movie Halls, Markets, Godowns/warehouse/ Storage of non hazardous materials, stacking yards

Residential Use Premises:

Residential buildings floor area upto 300 sq.m, Residential apartments with lower floors for commercial uses, Night shelters, Orphanages, Old Age Homes, Dharmasala, hostels and boarding houses, lodges and guesthouses, Ashram /Mutts.

Other use Premises:

Cottage Industries , Automobile workshops, Automobile Service Stations, Cold Storage ,Service industries of non-nuisance nature (See Annexure I, engaging not more than 19 workers without power or 9 workers with power limited to 30HP), weigh bridges, IT Hardware/Electronic Industries, Govt. or Public Sector offices, Expansion of existing educational institutions, Public utility areas & buildings run by Government, Transmission /telecommunication towers and Wireless Stations, social welfare centres, museum, Auditorium/Wedding Halls/ Community halls, Convention Centres, Swimming Pools, Clinics, Diagnostic Centres and hospitals up to 50 beds.

Parks & play grounds, Fair Ground, open air Theatre

Parking Plazas, Transport terminals

Plant Nursery.

9.2 Uses Restricted – I:

Outdoor Games Stadium, Places of Worship, other Public Utility areas & buildings

9.3 Uses Restricted – II:

Fuel Filling Stations, Container terminals, Hospitals & Health Centres above 50 beds, Diary farm, poultry farm

9.4 Uses Prohibited

All other use premises not mentioned above.

10. INDUSTRIAL USE ZONE:

10.1 Uses permitted:

Industrial Use premises:

All industries other than obnoxious and nuisance type, Automobile workshops & Automobile Service Stations , Spray Painting workshops, Saw mills, Marble and Granite Storage/Cutting Centres, Industrial Estates & Industrial Parks.

Commercial Use premises:

Retail shops/banks up to 100sqm, ATMs, Restaurants/Canteen incidental, Bakeries and Confectioneries, IT software units, Godowns/Warehouse/Storage of non hazardous materials, stacking yards, weigh bridge.

Residential Use premises:

Residential uses incidental to the industrial use.

Other Use Premises:

Govt. or public sector offices incidental to the industrial use, Public Utility areas & buildings, Tot lots, parks & playgrounds attached to incidental residential use, Parking Plazas, Transport terminals such as auto rickshaw stands, taxi/jeep stands, boat jetty/port/harbours incidental to the industrial use, container terminals in plots having minimum access width of 12 m.

10.2 Uses Restricted-I

Transmission towers and wireless station, Auditoriums, wedding halls, community halls, up to 500 sq.m, convention centres, outdoor games, stadium, parking plaza, auto rickshaw/ taxi/jeep stands.

10.3 Uses Restricted-II

Fuel Filling Stations, Junk yards, Cremation Ground/Crematorium, Burial Ground/Common

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Vault, Slaughter Houses, Storage of Explosive and fireworks, Gas Go Downs, Saw mills with timber Yard, Fish/Meat processing centres, Dumping yards, Sewage Treatment Plants.

10.4 Uses Prohibited

All other use premises not mentioned above.

11. PUBLIC & SEMI PUBLIC USE ZONE

11.1 Uses Permitted:

Public and semi public use premises

Local/State/Central Govt. or public sector offices, Educational Institutions, Civil Defence and Home Guard, Library and Reading Rooms, Social Welfare centres, Museum, Indoor Games Stadium, Swimming Pools, Exhibition Centres and Art Gallery, Public Utility Areas & Buildings, Places of worship, Clinics, Diagnostic centres and hospitals.

Residential Use Premises

Residential uses incidental to the public & semi public uses.

Commercial Use Premises

Retail shops/Restaurants /canteen upto 100sq.m, ATMs

Other Use premises:

Tot Lots/parks/Play Grounds, open air Theatre, Camping Sites.

11.2 Uses Restricted -I:

Transmission/Tele communication towers and wireless stations, Convention Centres, Outdoor Games Stadium, Parking Plazas, Auto rickshaw/taxi/jeep stands, Boat jetty.

11.3 Uses Restricted -II:

Bus terminals/stand, lorry stand, Fuel Filling Stations, Auditorium/Wedding Halls/Community incidental to public and semi public uses, Cremation Ground/Crematorium, Burial Ground/Common Vault, Sewerage treatment plants.

11.4 Uses Prohibited

All other use premises not mentioned above.

12. PLAY GROUND, PARKS AND OPEN SPACES:

12.1 Uses permitted:

Tot Lots/Parks /Play Grounds, Zoological and Botanical Gardens/Bird Sanctuary, Public Utility Buildings.

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12.2 Uses Restricted -I:

Fair Grounds, Open air Theatre, Camping Sites, ATMs, Auto rickshaw /taxi/jeep stands as incidental use.

12.3 Uses Restricted –II:

i. Parking Plazas

ii. Incidental Uses with total area limited to 100sqm namely Residential buildings, Retail shops, Restaurants, canteen.

12.4 Uses Prohibited

All other use premises not mentioned above.

13. TRANSPORTATION AND COMMUNICATION USE ZONE:

13.1 Uses Permitted:

Transportation Use Premises

Transport terminals such as bus terminals/stand, truck/lorry stand, boat jetty/port/harbours, auto rickshaw stands, taxi/jeep stands, container terminals (Minimum access width required -12m).

13.2 Uses Restricted –I:

Parking Plazas, Transmission/telecommunication towers and Wireless Stations.

13.3 Uses Restricted –II

Any use incidental to the uses permitted such as Retail shops/Restaurants/canteen, ATMs, Residential buildings, night shelters, guesthouses and lodges, offices, Public Utility areas & buildings and parks, which form an integral part of the transportation use proposed.

13.4 Uses prohibited

All other use premises not mentioned above.

15. AGRICULTURE ZONE:

15.1 Uses permitted:

Agriculture Use Premises:

Agriculture, Horticulture , Fodder cultivation, Pastures, Grazing grounds, Plant Nursery Fish Farms, Seed Farms, Wells and Irrigation Ponds.

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15.2 Uses Restricted –I:

Pump House, Storage of Agricultural Produces and Seeds, Green Houses.

15.4 Uses Prohibited

All other use premises not mentioned above.

16. ENVIRONMENTALLY SENSITIVE AREA:

16 (A) Water logged areas

Such areas shall be conserved in its existing status.

16 (B) Ecologically sensitive areas.

16 (B). 1 Uses Restricted –I:

Paddy fields, Agriculture/Horticulture/Fodder cultivation/Pastures/Grazing grounds/Fish growing/ Aquaculture without disturbing existing Mangrove forests.

16 (B). 2 Uses Restricted –II:

Construction of buildings /Addition/Alteration to existing buildings strictly conforming to CRZ Act. No construction is allowed in water logged areas and areas with mangrove forests.

16 (B).3 Uses Prohibited

All other use premises not mentioned above. Destruction of mangrove forests and landfilling of water logged areas.

17. WATER BODIES:

17.1 Uses Permitted

Water landings, Pump Houses

17.2 Uses Restricted – 1:

Fish farms

17.3 Uses Prohibited

All other use premises not mentioned above

ANNEXURE – 1

Food stuffs:

Production of Copra.
Processing of arecanut.
Rice and Flour Mills.
Production of rice, flour etc. by hand pounding.
Production of cardamom, ginger, pepper etc.
Production of Khantasari from sugarcane
Canning and preservation of fruits and production of Jam, Jelly etc.
Processing and preservation of cashew nuts
Bakery
Production of dairy products
Oil Mills (Vegetables)
Extraction of oil by ghani
Manufacture of hydrogenated oil
Manufacture of “aval” (beaten rice) appalam

Beverages:

Production of vinegar
Manufacture of soda, water, lemonade etc
Manufacture of ice
Manufacture of ice-cream
Processing, packing and distribution of tea
Processing, grinding, packing and distribution of coffee
Manufacture of syrup
Manufacture of beedi
Manufacture of cigar
Manufacture of tobacco

Textiles- Cotton:

Cotton ginning, cleaning, pressing etc
Cotton spinning other than in Mills
Cotton spinning and weaving in Mills
Dyeing and Bleaching of cotton
Cotton weaving in power-looms
Handloom weaving
Khadi weaving in handloom
Printing of cotton textiles
Manufacture of cotton thread, rope, twine etc

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Textiles- Jute:

- Jute spinning
- Manufacture of jute products including repairing of gunny bags

Textiles- Silk:

- Weaving of silk by handloom

Textiles- Miscellaneous:

- Manufacture of hosiery goods
- Making of embroidery products
- Tailoring
- Manufacture of quilt and mattresses
- Manufacture of coir and coir products
- Manufacture and assembling of umbrellas and production of spare parts of umbrellas
- Repairing of umbrellas

Manufacture of Wood and Wooden Products:

- Manufacture of wooden furniture and fixtures
- Manufacture of structural wooden goods such as doors, beams etc
- Manufacture of wooden industrial goods such as parts of handloom, ambercharka, bobbins etc.
- Manufacture of wooden utensils, photo frames, toys etc. and photo framing
- Cane industry including baskets, weaving etc.
- Manufacture of miscellaneous wooden articles such as sticks, sandles ruler etc.

Paper and Paper Products:

- Manufacture of paper board and paper by hand.
- Making of paper boxes, bags, envelopes etc.

Printing and Publishing:

- Printing and Publishing of news-paper and periodicals.
- Printing and Publishing of books.
- Miscellaneous printing works including type cutting.
- Book binding

Leather and Leather Products:

- Manufacture of Leather shoes and chappals
- Manufacture of Leather products such as suitcase, bags etc.
- Repairing of Leather shoes and chappals

Rubber, Petroleum and Coal Products:

- Vulcanising and repairing of tyres and tubes.
- Manufacture of rubber gloves etc.
- Manufacture of Rubber products such as rubber sheets, nipple and rubbershoes including smoke-rubber.
- Manufacture of pharmaceuticals, chemicals, ayurvedic medicine etc.
- Manufacture of agarbathi and other cosmetics.
- Manufacture of soaps.
- Manufacture of plastic products such as name plates, etc.
- Manufacture of lemongrass oil, candles etc.

Non Metallic Mineral Products Other than Petroleum and Coal:

- Manufacture of cement products such as well-kerbs, tubes, closets etc.
- Manufacture of structural stone goods, stone crushing, stone carving, stonedressing, marble carving etc.
- Manufacture of stone-wares.
- Manufacture of stone images.

Pottery:

- Manufacture of china-ware and crockery.
- Manufacture of large containers of china-ware.
- Manufacture of glass and glass products.
- Manufacture of clay models.

Basic metals and their Products except machinery and transport Equipments:

- Manufacture of iron and steel furniture.
- Manufacture and repairing of brass and bell metal products.
- Manufacture of aluminium utensils and other products.
- Manufacture of tin cane and copper vessels
- Electroplating, Tinsplating Welding etc.
- Manufacture of agricultural implements, screws etc. (black smith and foundry)

Machinery (all kinds other than transport):

- Manufacturing, assembling and repairing of machinery such as water pumps,oil mills chucks etc.
- Manufacture of sewing machine parts and assembling and repairing of sewing machine.
- Manufacture of electric fans.
- Repairing of electric fans.
- Charging and repairing of batteries.
- Repairing radios, Microphones etc.
- Manufacture of electric metres, production of electric and allied products,repairing and servicing electrical appliances etc.

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Transport Equipments:

- Body building of motor vehicles
- Manufacture and repairing of motor engine parts and accessories.
- Servicing and repairing of motor vehicles.
- Manufacture of cycles.
- Manufacture of cycle parts and accessories.
- Manufacture and repair of boats and barges.
- Repairing of boats.
- Repairing of bicycles.
- Manufacture and repairing of animal-drawn and hand-drawn vehicles.

Miscellaneous Manufacture Industries:

- Repairing of photographic equipments, spectacles etc.
- Manufacture of medical instruments
- Repairing of watches and clocks
- Manufacture of jewellery
- Manufacture, repair and tuning of musical instruments
- Manufacture of pen, pencils, pen-holders, rubber stamps etc.
- Manufacture of sports goods, balloons etc.
- Ivory, carving and ivory works
- Miscellaneous Industry

APPENDIX – II

List of obnoxious or nuisance industries subject to objectionable sounds, dust, odours, fumes, affluent or processes to be located in hazardous zones (grouped under Indian Standard Industrial Classification).

Manufacture of Food stuffs:

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 malts 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

Manufacture of Wood and Wooden Products:

- 4a. Swing and planning of wood.
5. Wood seasoning and creosoting
6. Manufacture of veneer and plywood
7. Paper, pulp and straw board

Manufacture of Leather and Leather Products:

8. Curing, tanning and finishing of hides and skins and preparations of finished leather.

Manufacture Rubber, Petroleum and Coal Products:

9. Manufacture of tyres and tubes and tyres retreading
10. Manufacture of industrial and synthetic rubber
11. Reclamation of rubber
12. Production of petroleum, kerosene and other petroleum products in refineries
13. Production of chemical 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 manufactures.
15. Manufacture of dye, paints, colours, ink powder, varnishes, printing ink etc.
16. Manufacture of fertilizers (specifically from organic materials)
17. Manufacture of disinfectants and insecticides
18. Manufacture of ammunition, explosive and fire-works
19. Manufacture of matches

Manufacture of Non Metallic 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.

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24. Manufacture including smelting, refining etc. on non-ferrous metals and alloys into basic forms
25. Manufacture of ornaments

Manufacture of Machinery (Other than transport) and Electrical Equipment:

26. Manufacture of all kinds of Batteries

Miscellaneous items not Covered above:

27. Incineration, dumping and reduction of offal dead animals, garbage or refuse
28. Manufacture of gelatine and glue
29. Fat, tallows, grease or lard refining of manufacture
30. Bone meal, bone grist and bone powder
31. Manufacture of cashewnut shell oil and
32. Other similar type of nuisance industries