

CHAPTER 26

ZONING REGULATIONS

26. General Regulations

- 26.1 All future developments/constructions shall be in conformity with the provisions of the Master Plan for Mananthavady Town 2042, the Kerala Municipality Building rules, Kerala Conservation of Paddy Land and Wetland Act-2008, Kerala Land Utilization Order-1967, Kerala Land Reforms Act-1963, Kerala Forest Act-1961, Orders of District Disaster Management Authority (DDMA), Wayanad, and other applicable statutes and clearances as amended from time to time.
- 26.2 For the implementation and enforcement of the proposals envisaged in this master plan, areas have been zoned under various categories as follows:

I) Development Areas	II) Development Regulated Areas	III) Development Limited Areas
1. Residential Zone	1. Flood Prone Area	1. Heritage Zone
2. Commercial Zone	2. Land Slide Prone Area	2. Water Body
3. Mixed Zone	3. Hazardous Zone	3. Green Strip
4. Agriculture Zone	4. Park and Open space	4. Ecological Conservation Zone
5. Tourism Zone	5. Wet Agriculture Zone	5. Forest
6. Public and Semi-Public Zone	6. Tea Plantation Zone	
7. Traffic and Transportation Zone		
8. Industrial zone		
9. Special Zones		

Details regarding the nature of uses 'permitted' and uses 'restricted' in each zone are given in Table 26.2. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in the Master Plan.

- 26.3 **‘Uses Permitted’** in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary, Mananthavady Municipality (hereinafter referred to as Secretary). In some cases, it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually examined based on their performance, characteristics and spatial location factors. Such cases, which come under this category, are classified as **“Uses Restricted”**
- a. **‘Uses Restricted -1** Category deals with the restricted uses that may be permitted by the Secretary with the concurrence of the District Town Planner of the Local Self Government Department (Planning) having jurisdiction over the area (hereinafter referred to as The Town Planner).
 - b. **‘Uses Restricted -2** Category deals with the restricted uses that may be permitted by the Secretary with the concurrence of the Chief Town Planner of Local Self Government Department (Planning).
- 26.4 **“Uses prohibited”** are various objectionable uses in each zone which shall not be permitted under normal circumstances. All uses which does not come under “Uses Permitted” or “Uses Restricted” shall be considered as “Uses Prohibited”
- 26.5 Any use not specified either in the ‘uses permitted’ or ‘uses restricted’ category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, may be permitted by the Secretary, with the concurrence of the Town Planner.
- 26.6 If any portion of a zone is put to a **‘Uses Prohibited’**, as stated in para 4, before coming in to operation of this Master Plan, such use shall be termed as *non-conforming use*. A *non-conforming* use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Town Planner.

- 26.7 Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this Master Plan. Zoning regulations are essentially intended to help the competent authority in taking decisions regarding granting or refusal of permits for land development and construction of building /structures.
- 26.8 Existing areas and structures of archaeological importance, agriculture or religious uses may be permitted to continue in all the zones and shall be treated as permitted uses. All places of heritage importance have to be conserved with due regard to the historical significance and architectural character of the area.
- 26.9 Subject to the zoning regulations of the respective use zones, more than one use may be combined in a building/plot, provided that the area of individual uses shall be limited to that prescribed for each such use in the zoning regulation for the respective zone.
- 26.10 All future developments shall also be in conformity with the provisions of Kerala Municipality Building Rules, unless otherwise specified in these regulations or in any Detailed Town Planning Scheme in force.
- 26.11 Provisions/regulations under the Kerala Conservation of Paddy Land and Wetland Act-2008, Disaster Management Act, Archaeological Sites and Remains Act, Air Craft Act 1934, and any other applicable statutes and as amendments from time to time shall prevail over the respective provision of the Master Plan.
- 26.12 Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 as amended from time to time, shall be applicable to such areas under this Master Plan.
- 26.13 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 Master Plan or Detailed Town Planning Scheme in force or any Detailed Road Alignment approved by Government. If widening on one side of any stretch of the road is constrained due to the physical barriers of forest land, canals or water bodies, protected archeological monuments/sites, the road widening in that stretch shall be accounted from the other side.

Provided that, in the case of single family residential buildings for which building permits have been obtained prior to the coming into force of this Master Plan, the Secretary may consider further extension or renewal of permits or regularization of such constructions in circumstances affecting the new road or proposed widening, subject to assurances that the proposed widening line of said road will not be affected by the construction.

- 26.14 In the event of change in alignment of Proposed Link road (12m) in the Master Plan, after the commencement of land acquisition of the new alignment, the land parcels in stretches excluded from the original alignment may be changed to the adjacent suitable land use zone with the concurrence of the Town Planner. This provision is applicable only to new road development proposals and not to widening proposals.
- 26.15 Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted use in the Master Plan Area.
- 26.16 The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required on any of the provisions of the Master Plan in consultation with the Chief Town Planner concerned of the Local Self Government Department(Planning).
- 26.17 Expansion of an existing Public and Semi-Public institutions, Educational, Industrial and Health care institutions including their incidental uses to adjacent plots shall be treated as permitted use irrespective of the zone in which such adjacent plot lies, subject to the provisions as per applicable Acts, Rules and Government Orders in force in the State.
- 26.18 Only the existing areas under Public and Semi Public Uses and Industrial Uses are intended to be included under Public and Semi Public zone and Industrial Use zone respectively. If any private property put under uses other than those permitted or restricted in the above zones has got included within such zones, the Secretary may, with the concurrence of the Town Planner, after verification of the revenue ownership documents, accord sanction for development by adopting the regulations of the surrounding land use zone in the proposed land use map, subject to the provisions as per applicable Acts, Rules and Government Orders in force in the State.
- 26.19 If public activity/industrial activity ceases or do not exists in a private land, uses permitted/ restricted in the surrounding land use zone shall be allowed in the plot with the concurrence of the Town Planner, if no records are available with Mananthavady Municipality regarding any proposal for acquiring that particular land for any public use at the time of application for building construction or land development.
- 26.20 Uses Permitted in Commercial, Public and Semi-Public zones may also be permitted by the Secretary, if not allowable otherwise as per the zoning regulations applicable, on both sides of the following roads (as per this Master Plan) in Residential, Agricultural and Mixed Zone in land up to a depth shown against each road in the Table 26.1

Uses restricted in Commercial, Public and Semipublic Zones may also be permitted by the Secretary if not allowable otherwise as per the zoning regulations applicable, but with the concurrence of the Town Planner or the Chief Town Planner as the case may be, on both sides of the following roads (as per this Master Plan) in such applicable zones as mentioned above in land upto a depth shown against each road in the Table 26.1

Table 26-1: Details of Road Where the Provision of Mixed Zone Is Applicable

Sl. No.	Category of roads	Depth (in meters measured from the proposed road boundary) on both sides of the road up to which provisions of Commercial, Public and Semipublic zones is applicable
1	All roads having the proposed width of 10m or more	100 m
2	All roads having the proposed width of 12m or more	150m
4	All roads having the proposed width of 15m or more	250m

If more than 50% of the area of a plot is included within the Commercial, Public and Semi-Public Zone, the entire plot shall be deemed to be included under such Zones.

- 26.21 Disaster mitigation projects by competent authorities shall be permitted in all zones.
- 26.22 Transmission/ telecommunication towers, wireless stations, ATM, water tank, waste management units and public utility buildings/structures shall be treated as permitted uses in all zones.
- 26.23 Projects of Central/State Government, Local self-Government Institutions, Public sector under takings and other government Institutions may be permitted with the concurrence of the Town planner in all built-up zones, if such uses are not included in the permitted uses or restricted uses as per the zoning regulations applicable.
- 26.24 No building construction shall be allowed on the Green Strip Zone on the banks of Mananthavady River and at a distance of 3 meters from the following streams, viz., Cherupuzha thodu, Moorthimoola thodu, Mundam thodu, Kaverippoyil thodu, Puthiyidam thodu, Thannikkal thodu, Chirakkara thodu, Pilakkavu thodu and Chettappalam thodu.
- 26.25 In case of any uncertainty in identifying the alignment and boundary of thodu, canal river, existing public road in the absence of survey boundaries for the same in proposed land use maps, it shall be referred to the actual position on ground as well as revenue records and decision taken by the Secretary in this regard shall be final.

- 26.26 The land specially demarcated for certain projects as Special Zones such as Transport Terminal Complexes, Truck Terminal, Municipal Office cum Town Hall, Industrial Park, Town Square, Sports Complexes, Export Processing Zone, Super Speciality hospital, General Hospital, Ayurvedic Hospital, are to be procured as per the provisions of the Kerala Town & Country planning Act 2016, by Mananthavady Municipality or other agencies concerned. If the proceedings to procure such land have not been initiated within 5 years from the date of sanctioning of this Master Plan, the areas so specifically demarcated may be released and assigned to a use permitted/restricted in the surrounding land use zone in the proposed land use map by the Secretary with the concurrence of the Town Planner, based on the application of the building permit received.
- 26.27 If different land use zones fall within a single plot, all uses permitted as per zoning regulations of such land use zones may be permitted by the Secretary in the plot. If application submitted includes any of the restricted uses and not included in such permitted uses, the Secretary shall issue permit with the concurrence of the Town Planner/Chief Town Planner, as the case may be.
- 26.28 Electric Charging stations for vehicles may be permitted in all zones
- 26.29 In Wet Agriculture zone, permitted and restricted uses in adjacent land use zone may be permitted with concurrence of the Town Planner if that particular land in Wet Agriculture zone is not classified as paddy land or wetland as per revenue records at the time of issuance of permit.
- 26.30 For all new buildings/constructions in Flood Prone Area, septic tank or sewage treatment plant as stipulated in the Kerala Municipal Building Rules shall be made mandatory for all buildings irrespective of total floor area.
- 26.31 In the case of any discrepancies with the survey numbers shown in the proposed land use map (due to the incompleteness of re-survey in the municipality), the secretary may take decision after verifying the certificate from Village Officer/Town Surveyor/Taluk Surveyor concerned.
- 26.32 For the purpose of zoning regulation, the total floor area means the total floor area as per the prevailing Kerala Municipality Building Rules.
- 26.33 **General Guidelines for Large Scale Development Projects**
The provisions for Large Scale development projects as specified in Chapter IX of the Kerala Municipality Building Rules 2019 and its amendments shall be allowed in all zones in 'Development Areas and Tea Plantation Zone.

Table 26-2: Zoning Regulation in Different Zones

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
(1)	(2)	(3)	(4)
I)Development Areas			
1	Residential Zone		
1	All residential buildings including Flats/apartments, Hostels and Boarding houses, Night Shelter, Orphanages/ Old age homes/ Dharmasala, Guest houses / Lodges/ Home stays/ Serviced villas/ Resorts.	Fuel Filling Stations	Multiplex
2	All commercial establishments, all Public Sector and Private Sector Offices, IT/ Software units, Banking and Financial institutions. All uses with total floor of the above buildings limited to 1000 m ²	Cremation Ground/ Crematorium, Burial Ground/ Common Vault.	
3	Cottage Industries, Service industries of non-nuisance nature (See Annexure-I), Water and sewage treatment plants below 5 MLD, IT hardware/Electronic Industries, All uses with total floor area of above buildings limited to 300 m ²		
4	Non-hazardous Godowns / Warehouses/ storages/ Automobile showrooms, Weigh bridge. All uses with total floor area of buildings limited to 1000 m ²		
5	All educational buildings.		
6	Recreational Parks/Fair Grounds, Open Air Theatre, Open Grounds, Walk Ways, Cycling Tracks, Swimming Pool, Tot Lots, Parking Grounds, Gymnasium, Yoga		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
(1)	(2)	(3)	(4)
	Center, Health Club, Indoor Courts and Other Recreational Facilities.		
7	All places of worships & religious study center and residential uses incidental to main use -All with total floor area up to 1500 m ²	All places of worships & religious study center and residential uses incidental to main use -Total floor area up to 3000 m ²	
9	Automobile workshops for two/ three wheelers - Total floor area limited to 250 m ²		
10	Dairy Farms, Livestock Farms, Fish Farms, Seed Farms, Poultry Farms, Plant Nursery, Pump House, Wells and Irrigation Ponds, Granaries.		
11	Convention Centres/ Auditorium/ Wedding Halls/ Movie Halls/ Community Halls/Exhibition Centres and Art Gallery-Total floor area limited to 2000 m ²	Convention Centres/ Auditorium/ Wedding Halls/ Movie Halls/ Community Halls/Exhibition Centres and Art Gallery-Total floor area above 2000 m ²	
12	Hospitals and Health Centres.	LPG distribution centres (excluding bottling plants and bulk storage) the Total floor area limited to 200 m ²	

Par a No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
(1)	(2)	(3)	(4)
2	Commercial zone		
1	All commercial establishments, Shopping Complexes, Restaurants, Markets & Hotels, all Offices, IT/ Software units, Banking and Financial institutions.	Multiplex	
2	Residential Buildings, Residential flats/apartments/quarters with lower floor(s) commercial only, Hotels, Hostels and Boarding Houses, Night Shelter, Orphanages/ Old Age Homes, Care Homes, Guest Houses /Lodges, Home Stay/Serviced Villa and Resorts.	Fuel filling stations. LPG distribution centres (excluding bottling plants and bulk storage) limiting the total floor area limited to 200 m ²	
3	All assembly buildings - Total floor area up to 1500 m ²	Saw Mills with Timber Yards.	
4	Non-hazardous Godowns/ Warehouses/ Storage/Stacking Yards.	Slaughter Houses.	
5	Cottage Industries, Automobile Workshops & Service Stations, Service Industries of Non-Nuisance Nature (See Annexure-I) IT hardware/Electronic Industries.		
6	All educational buildings - Total floor area up to 5000 m ²		
7	Hospitals, Clinics, Diagnostic Centers.		
8	Swimming pool, Tot lots/Parks/Fair grounds, Open Air theatre, Gymnasium, Yoga center, Health Club, Indoor courts and Other Recreational Facilities.		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
(1)	(2)	(3)	(4)
9	Plant Nursery, Storage of Agricultural Produces and Seeds, Pump House, Wells and Irrigation Ponds.		
10	Sewage Treatment Plant, Fecal Treatment Plant, Liquid and Solid Waste Management Plants.		
11	Taxi/Jeep/Auto Rickshaw Stands, Transport Terminals/ Truck Terminals/Parking Plaza.	Bus Terminals, Truck Terminals.	
12	Dairy Farms, Livestock Farms, Fish Farms, Seed Farms, Poultry Farms		
3	Mixed Zone		
1	All uses that are permitted in Residential Use Zone.	All restricted-1 uses allowed in residential zone.	Multiplex
2	Shops, Professional Offices, Commercial Offices/ Establishments, IT/ Software units, Banking and Financial institutions, Restaurants/Canteen, Hotels.	LPG distribution centres (excluding bottling plants and bulk storage).	
3	Automobile workshops for 2/3 wheelers, Service Industries of non-nuisance nature (See Annexure I), Civil Defense and Home Guard Stations.	Museum, Exhibition centres and Art gallery.	
4	All Hospitals & Health Care Institutions.	Slaughter Houses, Solid & Liquid Waste Treatment Plants.	
5	Taxi/Jeep/Auto Rickshaw Stands, Parking Plaza.	Fuel filling stations.	
6	Recreational Parks/Fair Grounds, Open Air Theatre, Open Grounds, Walk Ways, Cycling Tracks, Swimming Pool, Tot Lots,		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
(1)	(2)	(3)	(4)
	Parking Grounds, Gymnasium, Yoga center, Health club, Indoor courts.		
7	All Assembly/ Educational Institutions buildings.		
8	All hospitals and health care centers		
9	Godowns/ Warehouses for storage of non-Hazardous Type.		
10	Marble and Granite Storage Centres, Industrial Estates & Industrial Parks, Automobile Workshops/Automobile Service Stations for Light Motor Vehicles, Weigh Bridge etc.		
11	Automobile workshops/ Automobile Service stations for Heavy vehicles.		
12	Service Industries of Non Nuisance Nature (see annexure I).	Bus Terminals, Truck Terminals.	
4	Agriculture Zone		
1	Agriculture, Horticulture and Fodder Cultivation, Pastures, Grazing Ground, and other types of cultivation including social forestry.	Cremation ground / Crematorium, Burial ground, Common Vault	
2	Dairy Farms, Livestock Farms, Fish Farms, Piggery Farms, Seed Farms, Poultry Farms, Plant Nursery, Pump House, Wells and Irrigation Ponds, Granaries.	Slaughter Houses.	
3	Residences, Home Stays, Farm Houses, Lodges, Hotels, Resorts with number of floors limited to two.		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
(1)	(2)	(3)	(4)
4	Orphanages, Old Age Homes, Places of Worship and Religious Buildings.		
5	Hospitals and Health Care Institutions.		
6	Shops, Professional Offices, Commercial Offices and Establishments, Banking and Financial Institutions, ATM, Restaurants, Canteens - Total floor area limited to 500 m ²		
7	Day Care and Crèche, Nursery / Kinder Garten / Higher Secondary Schools, Higher Education Institutions.		
8	Godowns/ Warehouses for storage of non-hazardous nature.	Fuel filling stations.	
9	Cottage industries, Service industries of non-nuisance Nature (See Annexure -I), Automobile workshops for 2/3 Wheelers.	Storage of explosives and fireworks, Gas Godowns, LPG Bottling plant, Dumping Yard.	
10	Tot Lots/Parks/Play Grounds/Turf courts, Saw Mills, Weigh Bridge.		
11	Library and Reading Rooms, Gymnasium, Yoga Centres and other Recreational Activities.		
13	Auditorium/Wedding Halls/Community Halls - Total floor area limited to 1500 m ² .	Ready Mix Concrete Plants, Hot Mix Plants.	
14	Quarrying and Mining activities subject to relevant Acts and Rules.	Fuel filling stations	

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
(1)	(2)	(3)	(4)
5	Tourism Zone		
	All buildings shall be limited to two floors and Total floor area limited to 2000 m ² ; and shall neither disturb the terrain nor affect the character of the area.		
1	All accommodation facilities including Home Stays, Hotels, Resorts, Farm House, Farm Resorts etc. Piggery Farm, Poultry Farm, Fish Farm, Cattle Farm etc. Tourist Information Centres, Tourism Facilitation Centres, Emporiums, etc.		
2	All Residential Buildings, Night Shelters, Orphanages, Old Age Homes, Hostels and Boarding Houses, Lodges, Guest Houses etc.		
3	All Commercial buildings, Restaurants, Museums, other tourism related activities etc.		
4	Swimming Pool, Tot Lots/Parks/Fair Grounds, Open Air Theatre, Gymnasium, Yoga Center, Health Club, Indoor Courts, Turf Courts and other Recreational Facilities.		
6	Public & Semi Public Zone		
1	All Offices and Assembly Buildings, Educational Buildings, Banking and Financial Institutions, Religious Buildings, Health Care Institutions, Sports Facilities and allied uses.	Cremation Ground / Crematorium, Burial Ground, Common Vault.	
2	Residential use incidental to Public & Semi-public use, Residential Quarters, Hostels and Boarding Houses, Night Shelters, Orphanages/Old Age Homes/ Guest houses /Lodges.		

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
(1)	(2)	(3)	(4)
3	Water Treatment Plant/ Sewage Treatment Plant/Faecal Treatment Plant.		
7	Traffic and Transportation Zone		
1	Transport Terminals including constructions that form an integral or essential part of the terminal.	Public Utility Areas and Buildings.	
2	Any incidental uses to the Transport Terminals such as Retail Shops, Shopping Mall, Cinema Theatre, Markets, Restaurants, Canteen etc.	Fuel filling stations.	
3	Staff Quarters, Offices, Night Shelters, Guest Houses, Dormitories etc. incidental to the main use.	Solid & Liquid waste treatment plants.	
4	Parking Plazas, Multilevel Car Parking Structures, Weigh Bridge, Transmission Towers and Wireless Stations.		
8	Industrial Zone		
1	All non-obnoxious and non-nuisance type industries (See Annexure I), Automobile Workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Cold Storage, Fish and Meat Processing Units, Printing Press, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Industrial Estates & Industrial Parks.	All other Industries not mentioned in Annexure-I, Storage of Explosives and Fire Works, Gas Godowns, Crusher Units.	
2	Godowns/Warehouses for storage of non-hazardous material, Stacking Yards, Weigh Bridge.	Other Public Utility Areas and Public Buildings.	

Para No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2
(1)	(2)	(3)	(4)
3	Cattle and Dairy Farms, Dairy related Industries, Poultry Farms, Livestock Farm, Piggery Farm, Fish Farm, Smoke House.	Fuel filling stations.	
4	Dry Cleaning Plants, Power Plants, and Sub Stations.		
5	Government or Public Sector Offices.	Ready Mix Concrete Plants, Hot Mix Plants.	
6	Transport Terminals incidental to Industrial Use.	Solid and liquid waste treatment plants, Dumping Yard.	
7	Residential uses incidental to the Industrial use. Any other activity essentially incidental to Industrial use.	Slaughter House, Bio manure/ Bio feed production and storage.	
8	Tot lots, Parks, Parking Plaza, Turf Courts and Play Grounds incidental to main use.	Container Terminals (if the available width of access road is minimum 12m).	

9	Special Zones <i>(Special zones include the areas specifically demarcated for certain projects and/or environmentally sensitive areas and permission for such projects shall be obtained from The Secretary. The special zones are in two categories. P1 to P14 are the projects proposed in private land and G1 to G13 are the projects proposed in government land/municipal land. No other activity unless otherwise specified shall be permitted in such zones.)</i>	
Name	Uses Permitted	
P1	<i>Sewage Treatment Plant</i>	Sewage Treatment Plant, Faecal Treatment Plant, Waste Water Treatment Plant, Underground and Overhead Tanks, Motor Room, Rest Room, Sanitation Facilities etc. Office, Assembly and Commercial Establishments.
P2	<i>Resource Recovery Facility</i>	Collection/ Storage and Processing of Plastic/Electronic/Biodegradable Waste, Plastic Bailing/Shredding Units, Residential accommodation, Canteen etc. incidental to main use.
P3	<i>Sports Complex I</i>	Outdoor/Indoor Stadium/Sports Complex and Dormitories/Boarding Houses/ Canteen / Shopping Complex etc. which are incidental to main use. Public utility areas and buildings.
P4	<i>Truck Terminal</i>	Lorry Parking, Dormitories/Canteen/ATM/Automobile Workshops etc., which are planned as integral part of the project. Public utility areas and buildings.
P5	<i>Industrial Park</i>	Micro and Small-Scale Industries, Agriculture Related Industries, Offices, ATMs, Canteen, Retail Shops, Staff Quarters, all incidentals to main use.
P6	<i>Transport Terminal Complex- I</i>	All uses connected with Traffic and Transportation such as Bus Terminal/Bus Stand, Auto Rickshaw Stands, Taxi/Jeep Stands, Automobile Garage, Offices, ATMs, any other incidental uses to the Transport Terminal such as Shopping Complexes, Restaurants, Canteen, Staff Quarters, Night Shelters, Guest Houses, Parking Lots/ Parking Plazas etc. which are planned as integral part of the project. Public utility areas and buildings.
P7	<i>Export Processing Zone</i>	All facilities related with Exporting and Processing Centre, Residential Accommodation, Canteen, Retail Shops, Parking Lots, loading and unloading lots which are incidental to main use.

P8	<i>Town Square</i>	Public Gathering centers, Exhibition Grounds/ Fair Grounds, Stages, Open-Air Theatre, Vehicle Parking, Public Utility Areas and Buildings, Sewage Treatment & Water Treatment Plants etc. incidental to main use.
P9	<i>Transport Terminal Complex- II</i>	All uses connected with Traffic and Transportation such as Bus Terminal/ Bus Stand, Auto Rickshaw Stands, Taxi/Jeep Stands, Automobile Garage, Offices, ATMs, any other incidental uses to the transport terminal such as Shopping Complexes, Restaurants, Canteen, Cinema Theatre, Markets, Staff Quarters, Night Shelters, Guest Houses, Parking Lots/ Parking Plazas etc. which are planned as integral part of the project. Public utility areas and buildings.
P10	<i>Air Strip</i>	Runway, Aircraft Hangers, Airport Building, Parking, Office, Canteen, Commercial, Residential Accommodation etc. all incidental to main use.
P11	<i>Super Speciality Hospital</i>	Hospital Buildings, Diagnostic Centres, Residential Quarters & Apartments, Public Utility Areas and Buildings, Sewage Treatment & Water Treatment Plants, Canteen/ Retail Shops/ Parking Plazas etc. all incidental to main use.
P12	<i>Expansion of Ayurveda Hospital</i>	Hospital Buildings, Diagnostic Centres, Residential Quarters & Apartments, Public Utility Areas and Buildings, Sewage Treatment & Water Treatment Plants, Canteen/ Retail Shops/ Vehicular Parking etc. incidental to main use.
P13	<i>IT Park</i>	All information technology related buildings, Office buildings, Parking plaza, Commercial & Residential buildings incidental to main use.
P14	<i>Municipal Office Complex Cum Town Hall</i>	Municipal Office, Town Hall, Conference Halls/ Canteen/ Retail Shops/ Parking Plaza etc. incidental to main use.
G1	<i>Open Market</i>	Market Buildings, Cold Storage, Weigh Bridge, Sanitation Facilities, Offices, Godowns Loading Unloading Space, Parking Plaza etc.
G2	<i>Mini Industrial Estate</i>	Industrial Buildings, Godowns, Weigh Bridge, Storage Buildings Residential, Office, Commercial & Recreational Buildings incidental to main use.
G3	<i>Oorpally Lake Tourism Project</i>	All tourism related buildings, Stages, Open Air Theatre, Gardens, Public Utility Areas and Buildings, Canteen/Retail Shops/Parking Plaza etc. incidental to main use.
G4	<i>Children's Park</i>	All park related structures, Open-Air Theatre, Gardens, Public Utility Areas and Buildings, Canteen/Retail Shops/Parking Plaza etc. incidental to main use.

G5	Care Home For Men	Residential accommodation, Canteen, Play Areas, Park and Open Space, Offices, Recreation Facilities etc.
G6	Office Complex	All Office buildings, Canteen, Retail Shops, Parking Structures, Recreational Activities.
G7	Sports Complex II	Outdoor/Indoor Stadium/Sports Complex and Dormitories/Boarding Houses/Canteen/Shopping Complex etc. which are incidental to main use. Public Utility Areas and buildings.
G8	General Hospital	Hospital Buildings, Diagnostic Centres, Residential Quarters & Apartments, Public Utility Areas and Buildings, Sewage Treatment & Water Treatment Plants, Canteen/ Retail Shops/ Parking Plazas etc. all incidental to main use.
G9	Town Park	Art Gallery, Exhibition Halls, Open-Air Theatre, Vehicle Parking, Public Utility Areas and Buildings, Incidental to main use.
G10	Botanical Garden	All Park Related Structures, Open Air Theatre, Gardens, Public Utility Areas and Buildings, Canteen/Retail Shops/Parking Plaza etc. incidental to main use.
G11	Water Front Park At Kuruva	All park related structures, Open Air Theatre, Gardens, Public Utility Areas and Buildings, Canteen/Retail Shops/Parking Plaza etc. incidental to main use.
G12	MRS With Life Line Store	Community Buildings, Assembly Buildings, Recreational Buildings, Residential Accommodation, Office Buildings, Storage and Godowns.
G13	Open Ground	Public Gatherings, Exhibition Grounds/ Fair Grounds, Stages, Open Air Theatre, Vehicle Parking, Public Utility Areas and Buildings, Galleries, Offices, Retail Outlets, Residential Accommodation, Sewage Treatment & Water Treatment Plants etc. incidental to main use.

Para No.	Uses Permitted	Uses Restricted- 1	Uses Restricted- 2
(1)	(2)	(3)	(4)
II) Development Regulated Areas			
10	Flood Prone Area (Based on Flood Prone Area Zonation Map of DDMA)		
1	All uses permitted in accordance with the zoning regulation of the respective land use zone lying under the Flood Prone Area.		
2	Buildings for public purposes/ Public amenities & services/ Disaster mitigation projects/measures.		
3	Bridges, Side Protection Walls, Bathing Ghats, Constructions for drinking water and Irrigation Schemes, Floating Jetty, Pump House, Fish Landings, Boat Jetties, Guided Boat Rides, Watch Tower, Eco Walk Ways, Water Sports Facilities, Fairground, Park and Open Spaces, Cycling Track etc.		
5	Social Forestry Activities Like Bamboo Cultivation, Agriculture and Horticulture, Wells, Ponds, Ticket Counter, Bird Sanctuaries etc.		
b	Built Form Regulations		
1	Floor levels of all buildings shall be at a height of minimum 1 meter above the existing ground level or on stilts of height minimum 1 meter from existing ground level. Non habitable uses like parking, cattle shed, storage place for wooden logs etc shall be permitted below this height.		
2	New constructions shall have at least a balcony or an open verandah or an open terrace in the upper floor(s) or an open stair connecting the upper floor(s) to the ground. Such balcony or open verandah or open terrace or open stair shall preferably face the yard abutting the adjoining street to facilitate easy evacuation.		
3	The regulation cited above shall be adopted for addition/extension for upper floors to an existing building, wherever practical.		

4	In the case of new buildings or constructions involving addition/extension of upper floor(s), at least 50% of roof terrace area so constructed, shall be kept open to the sky and made accessible to facilitate easy evacuation.		
5	Height of any newly constructed compound wall shall not exceed 1.2 m and no sharp edged projections shall be fixed on the compound walls or gates.		
Para No.	Uses Permitted	Uses Restricted- 1	Uses Restricted- 2
(1)	(2)	(3)	(4)
11	Land Slide Prone Area [High Hazard Zone and 500 meter Buffer to High Hazard Zone based on Landslide Zonation Map of DDMA]		
1	Land Use activities shall conform to the proceedings of the Chairman, DDMA, Wayanad 2014/21178/12/H3 dated 30.06.2015 as attached in Annexure IX and subsequent orders.		
12	Hazardous Zone		
1	Solid & liquid waste treatment Plants and related constructions. Parking grounds incidental to the activity, Public utility areas & buildings.	Ready Mix Concrete Plants, Hot Mix Plant	
2	Cremation Grounds/ Crematorium/ Burial Grounds and Related Constructions, Bio Manure/ Bio Feed Production and Storage, Manure Storage, Garbage Dumping, Junk Yards, Slaughter Houses, etc.		
3	Quarrying and Mining activities subject to relevant Acts and Rules.		
13	Park and Open Space		
1	Any construction/land development essential for the development/ improvement of open-air recreational facilities.	Tourism facilitation and allied centers	

Para No.	Uses Permitted	Uses Restricted- 1	Uses Restricted- 2
(1)	(2)	(3)	(4)
2	Incidental uses such as Civic amenities, Public Utility Areas and Buildings, Restaurants/Cafeteria with total floor area not exceeding 20% of the land area.		
3	Tot Lots, Park, Play Grounds, Turf courts, Swimming Pools, Open Air Stadium, Open Amphitheatre, Zoological and Botanical Garden, Bird Sanctuary, Eco Walk Way, Watch Towers, Water Sports Facilities, Fair Grounds etc.		
14	Wet Agriculture Zone		
1	Paddy cultivation and all other agriculture activities.		
2	Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Livestock farms/ Pump House up to 10 m ² total floor area/ Wells and Irrigation Ponds without any building construction, Essential public utilities.		
3	Constructions/ land developments in conformity with the Kerala Conservation of Paddy and Wetland Act in force.		
15	Tea Plantation zone		
1	All activities related to tea plantation. Factories, Housing, Retail shop, Hospitals and Educational Institution incidental to main use, Anganwadis, day care, crèches etc.		

Para No.	Uses Permitted	Uses Restricted- 1	Uses Restricted- 2
(1)	(2)	(3)	(4)
16	Heritage Zone		
1	All listed heritage buildings and monuments shall be conserved and essential repair/maintenance of existing building without affecting the general characteristics, architecture, heritage of the buildings and precincts. New constructions shall only be allowed subjected to the condition laid down in the rules and regulations related to the protected monuments by the archeology department in force.		
17	Water Body		
1	All existing water bodies shall be conserved.		
2	Bridges, Side protection walls, Bathing Ghats, Constructions for drinking water and Irrigation schemes, Floating jetty, Pump house, Fish landings, Boat Jetties, Guided Boat Rides, Eco Walk ways, Water Sports Facilities, Fairground, Bird Sanctuaries etc.		
18	Green Strip		
1	Bridges, Side Protection Walls, Bathing Ghats, Constructions for Drinking Water and Irrigation Schemes, Floating Jetty, Pump House, Fish Landings, Boat Jetties, Guided Boat Rides, Watch Tower, Eco Walk Ways, Parks & Open Spaces, Amphitheatre, Water Sports Facilities, Fairground, Bird Sanctuaries etc.		

Para No.	Uses Permitted	Uses Restricted- 1	Uses Restricted- 2
(1)	(2)	(3)	(4)
19	Ecological Conservation Zone		
1	Paddy cultivation and incidental buildings with floor area limited to 200 m ²		
2	Agriculture/Pisciculture/Horticulture/Fodder Cultivation/Seed Farms. Pump House up to 10 m ² total floor area, Wells and Irrigation Ponds without any building construction.		
20	Forest		
1	Forest related activities and buildings of the Forest department.		
2	Any other construction lawfully permissible in forest & reserve forest.		