40 ZONING REGULATIONS

40 Zoning regulations

1. All future developments shall be in conformity with the provisions of the Master plan for Koyilandy Municipality.

2. For the implementation and enforcement of the proposals envisaged in this Master Plan, areas have been zoned under various categories such as residential, residential agricultural mix use, commercial, multifunctional, buffer, special use zones etc. Details regarding the nature of uses ' permitted', uses 'restricted' and uses 'prohibited' in each zone are given in table 40.1. These regulations shall be enforced in conjunction with other specific provisions, if any, mentioned elsewhere in this 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 Koyilandy 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-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 Local Self Government Planning 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 Local Self Government Planning.

   Uses '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 nonconforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Chief Town Planner concerned.

4. 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.

5. 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 centerline of the road unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner or agency concerned.

   Provided also that after implementation of National Highway/Coastal Highway in specified width as mentioned in the master plan if any, remaining land may be changed to adjacent land use zone with the concurrence of Town Planner concerned.

6. 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.

7. 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.

8. 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.

9. All places of heritage importance including Kavu, Temples etc. have to be conserved with due regard to the historical significance and architectural character of the area.

10. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations, unless otherwise specifically mentioned in this scheme. All existing uses in every zone shall be permitted to continue. In case of addition/extension/alteration of the existing building is proposed, the total area shall not exceed 1.5 times the existing floor area.

11. Expansion of existing public and semipublic institutions to adjacent plots shall be permissible without any regard to the land use in which such adjacent plot is zoned and the development regulation imposed by such zoning.

12. Subject to the provisions as applicable to the Kerala Conservation of Paddy land and Wet land Act, 2008, CRZ notification 2011 and their subsequent amendments, other applicable Acts, Rules and Government Orders in force in the State, , the Secretary, Koyilandy Municipality with the concurrence of the District Officer of the Local Self Government Planning having jurisdiction over the area, shall

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

    b. permit in wet agriculture or water body, such uses that are permissible in adjacent land use zone, if that particular land in the wet agriculture or water body is not classified as Paddy land or wet land as per revenue records.

13. Coverage and floor area ratio (FAR) of all constructions shall be the values prescribed in the prevailing Kerala Municipality Building Rules and time to time amendments shall be adhered to.

14. The various conditions and restrictions stipulated in CRZ notification and related amendments from time to time shall be adhered to all development activities in the town.
15. In case the proposed new roads or road widening as per the master plan abuts/affects a water body, regulation of constructions and or land developments on the side of such roads shall be governed by the distance from the nearest boundary of the water body unless otherwise specified in detailed town planning schemes or any detailed road alignments approve by Chief Town Planner or agency concerned.

GENERAL GUIDELINES

1. Irrespective of zoning regulations, government schemes/ projects can be implemented anywhere in the municipality.
2. Uses permitted in residential zone shall be permitted in all plots in residential agricultural mix use zone, having a minimum frontage of 10 meters and having direct access from roads of existing or proposed width of 12 meters or more.
3. Provisions of the Noise Pollution (Regulation and control) Rules, 2000 under the (Environment Protection) Act, 1986 and its subsequent Amendments shall be applicable to the Planning Area.
4. Uses permitted in multi-functional zones shall be permitted on plots up to a depth of 100 meters, in plots abutting National High way and State Highway and for plots abutting road having an existing or proposed road width of 15 meters or above as per this master plan.
5. The areas specially demarcated as special zone are to be acquired by Koyilandy Municipality within a period of 10 years from the sanctioning of the Master Plan. If the land is not made under possession within this stipulated period, the land may be released and returned back to that land use zone which may be deemed appropriate based on the surrounding land uses and developments, with the concurrence of Chief Town Planner concerned.
6. Large scale development proposals in area not less than 2 ha, exceeding an investment of Rs. 50 Crores, which provide direct employment (after commissioning) of not less than 500 may be permitted in zones other than wet agriculture, buffer, mangrove subject to the recommendation of committee to be constituted by the Government for this purpose, under the Chairmanship of the Secretary, LSG Department, consisting of the Chief Town Planner concerned of Local Self Government Planning and the Secretary, Koyilandy Municipality as members and the District Town Planner, Kozhikode district as convener 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 own cost. Adequate Memorandum of Understanding between the developer and the Secretary of the local body concerned shall be undertaken to bring this into effect.

(d) Minimum Access Width shall be 12 meter.

(e) The project shall be completed within a period of 3 years, if not specified otherwise.

Table 40-1 Zoning regulation for Koyilandy Master Plan

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
1	**RESIDENTIAL ZONE**			
1.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes.	Ashram, Mutt, Madrasa.		Any other uses not specified under (2), (3) and (4).
1.2	Shops, professional offices, banks & other financial institutions, restaurants, hotels, Canteen, all with a total built up area up to 200 m^2	Places of Worship.		
1.3	Cottage Industries, Service Industries of non-nuisance Nature (Green category industries as listed by the state government), with power limited to 30 HP.	Expansion of existing industrial buildings		
1.4	Educational institutions essentially serving the needs of residential community such as, day cares, kindergartens and schools offering general education (up to high school level)	Fuel filling stations		
1.5	Health institutions essentially serving the needs of residential community such as dispensaries, palliative and physiotherapy centers, clinics, nursing homes etc. and all with a total built up area not more than 500 m^2.	Cremation Ground/Crematorium, Burial Ground/ Common Vault.		
1.6	Community facilities such as community halls, recreational clubs, social welfare centers, gymnasium/yoga centers, libraries etc. all with a total a built up area not more than 500 m^2.	Public utility areas and Public Utility buildings other than those included in the permitted category.		

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
1.7	Utility installations and civic amenities essentially serving the needs of residential community such as post office, police station, telephone exchange, electric substation, fire station, tot lots, parks, play grounds, transmission towers, telecommunication towers and wireless stations, water treatment plants below 5 MLD.			
1.8	Plant nurseries, pump house, wells and irrigation ponds incidental to community needs.			
	Provided that the access road has an existing width of 5m minimum			
1.9	Automobile workshops for two/ three wheelers – all with a total floor area up to 200 m^2	Government (Local/ State/ Central), Public sector offices.		Any other uses not specified under (2), (3) and (4).
	Provided that the access road has an existing width of 8 m minimum			
1.10	Shops/ professional offices/ commercial offices/ banking and financial institutions - all with a total floor area up to 1000 m^2, higher secondary schools.	LPG distribution centres (excluding bottling plants and bulk storage) limiting the floor area to 50 sq. m.		Any other uses not specified under (2), (3) and (4).
1.11	Hospitals ,convention centres/ auditorium/ wedding halls/ community halls/exhibition centers and art gallery- all with a total floor area up to 1000 m^2			
1.12	Poultry farm, diary and kennel –all with a total floor area up to 200 m^2			
	Provided that the access road has an existing width of 12m minimum			
1.13	Hospitals up to 2000 m^2 of floor area.			Any other uses not specified

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
1.14	Auditorium / wedding halls / community halls- all with a total floor area up to 2500 m^2	Social Welfare centers, Museum, Movie halls, Auditorium, Wedding hall, Community hall, Convention center - All built up area above 2500 m^2.		under (2), (3) and (4).
2	**RESIDENTIAL -AGRICULTURAL MIX USE ZONE**			
2.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry. Dairy Farms, Fish farms, Seed farms, Poultry farms, Plant nursery, pump house, wells and irrigation ponds. Single Family Residential Buildings floor area up to 300 Sq.m. Orphanages, old age homes, Dharmasala, ashrams, mutts, madrassa. Clinics (Outpatient), diagnostic centres, palliative and physiotherapy centers - all with total floor area limited to 100 m^2. Shops, professional offices, commercial offices and establishments, banking and financial institutions,	Cremation ground / crematorium, burial ground, common vault Slaughter Houses, Swimming Pools Places of worship Dumping Yard, Gas Godowns, Fish/ Meat processing centres Timber yards, Sewage treatment plants Expansion of existing industrial buildings	Storage of explosive and fireworks	Any other uses not specified under (2), (3) and (4).

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
	Gymnasium, Yoga Centres, restaurants, canteens – all with total floor area limited to 200 m^2. Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange, wireless stations and Telecommunication towers, Transmission towers. Day Care and Crèches, Nursery / Kindergarten / Primary & Upper primary schools. Library and Reading Rooms, Godowns/ warehouses/ Storage (non-hazardous) – all with total floor area limited to 100 m^2. Storage of Agricultural produces and seeds, Green houses.Cottage industries, Service industries of non-nuisance Nature (Green category buildings as listed by the state government) with power limited to 30 HP, Automobile workshops for 2/3 WheelersTot Lots/Parks/Play Grounds, Saw mills, Weigh Bridge. Public utility areas and buildings up to floor area limited to 300m^2			
2.2	**Provided that the access road has a width of 8m minimum.**			
	Shops, professional offices, commercial offices and establishments, banking andfinancial institutions, Gymnasium, Yoga Centres, restaurants, canteens, Library and Reading Rooms, Social welfare centres Godowns/ warehouses/ Storage (non-hazardous) – all			Any other uses not specified under (2), (3) and (4).

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
	with total floor area limited to 200 m^2. Auditorium/Wedding Halls/Community halls all with total floor area limited to 500 m^2.Clinics (Outpatient) and diagnostic centres, Hospitals & Health Centres with floor area limited to 300 m^2			
2.3	**Provided that the access road has a width of 12 m minimum**			
	All residential buildings including residential flats / apartments, residential quarters. Educational institutions of higher order. Shops, Offices, Markets. Hospitals & health centers, Godowns / warehouses/ Storage (non-hazardous) - all with total floor area limited to 500 m^2.	Bus terminals, Lorry stands. Godowns / warehouses/ Storage (non-hazardous) - Floor area above 500 m^2. Automobile workshops/ Automobile service stations for heavy vehicles/ floor area limited to 1000 m^2.		Any other uses not specified under (2), (3) and (4).
2.4	**Provided that the access road has a width of 15 m minimum**			
		Hospitals and health centers with total built-up area above 500m^2. Movie halls/ Auditorium/ Wedding	Container Terminals	Any other uses not specified under (2), (3) and (4).

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
		halls/ Community halls - all with total floor area above 500 m^2, and having parking at 1.2 times that of the KMBR.		
3	**COMMERCIAL ZONE**			
3.1	All Shops including shopping Complexes, Shopping malls, Multiplex, Hypermarkets, Restaurants, Hotels, Professional offices, Commercial Offices & Establishments, Banking and financial institutions, IT Software units, Social Welfare centers, Museum, Movie halls, Auditorium, Wedding hall, Community hall- all with total built up area up to 800 m^2.	Places of Worship. Fuel Filling Stations Social Welfare centers, Museum, Movie halls, Auditorium, Wedding hall, Community hall, Convention centers		Any other uses not specified under (2), (3) and (4).
3.2	Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, Service Industries of non-nuisance Nature (Green category industries as listed by the state government) all with total built up area up to 300 Sq.m , with power limited to 100 HP), weigh bridges, Printing Press, IT Hardware/Electronic industries, marble/ granite storage/ cutting centers, Gymnasiums/ Yoga centers, Dairy and Dairy farm, Poultry farms	Saw mills and timber yards, slaughter houses.		
3.3	Godowns/Warehouse/Storage of non-hazardous	Expansion of existing		

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
	materials, stacking yards.	industrial buildings		
3.4	Expansion of existing residential buildings, Residential apartments having number of units limited to 30 units and at least two lower floors for commercial use, night shelters, orphanages, old age homes, Dharmasala, hostels and boarding houses, lodges and guest houses, ashram/mutts/madrassa, Single/multi family residences with built up area up to 300 m^2			
3.5	Clinics, diagnostic centres and hospitals all with total built up area up to 500m^2			
3.6	Govt. or Public sector offices, Expansion of existing educational institutions, Day care and crèche, Nursery/Kindergarten, schools up to higher secondary level.			
3.7	Transmission towers and Wireless Stations			
3.8	Public utility areas and public utility buildings, Parking Plazas, Bus terminals, Transport terminals, Plant Nursery, storage of agricultural produces and seeds, Fair Grounds, Markets, Parks & playgrounds, Open air Theatre			
	Provided that the access road has a width of 8 m minimum			
3.9	Higher educational institutions			Any other uses not specified under (2), (3) and (4).
	Provided that the access road has a width of 12 m minimum			
3.10	Outdoor games stadium, Hospitals and Health centers.			Any other uses not specified under (2), (3) and (4).

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
4	**INDUSTRIAL ZONE**			
4.1	All industries listed in Annexure I (Green category industries as listed by the state government), Automobile workshops, automobile service stations, service garages with repairing facilities, welding workshops, spray painting workshops, saw mills, timber yards, ice factory, cold storage, printing press, Water treatment plants, Fish and meat processing units, Warehouses/ Godowns, weigh bridges, Marble and granite storage and cutting centers, Ice Factory. Dry Cleaning plants, Power plants, Sub stations. Government or public sector offices, Transport terminals incidental to industrial use, Transmission and Tele Communication towers, Wireless stations.	Other public utility areas and public buildings, cremation ground/ crematorium, burial grounds, common vaults, storage of explosives and fireworks, gas go downs, stone crushers, Sewage Treatment Plants, dumping yards, Slaughter houses, Container terminals		Any other uses not specified under (2), (3) and (4).
4.2	Industrial estates & industrial parks, IT software units	Fuel filling stations, obnoxious & nuisance type industries as listed in Annexure II.		
4.3	Residential uses incidental to the industrial use with floor area limited up to 300m^2 and Single family residential buildings up to 150 m^2	Any other activity incidental to industrial use		
4.4	Tot lots, parks, play grounds attached to incidental residential use.	Container terminal where minimum access width of 18 m is available.		

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
5	**PUBLIC & SEMI PUBLIC ZONE**			
5.1	Local/ state/ central government offices, public sector offices, and other public buildings including Schools, Hospitals, Religious Institutions. Residential quarters incidental to public and semi-public use. Public utility areas and buildings. Additions and alterations to the existing public and semi-public buildings including addition of new blocks without altering the use. Buildings for incidental uses with floor area limited to 100 m^2	Cremation ground/ Crematorium, burial ground, common vault.		Any other uses not specified under (2), (3) and (4).
6	**MULTI FUNCTIONAL ZONE**			
6.1	All uses that are permitted in column 2 in residential and commercial zones above. Parking Plaza, Taxi Stand, civil defence and home guard.	All uses those are restricted in column 3 in residential and commercial zones above. Museum, Exhibition centres and art gallery, outdoor games stadium		Any other uses not specified under (2), (3) and (4).

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
	Provided that the access road has a width of 5.0 m minimum			
6.2	Diagnostic Centres, Clinics (Out Patient) – all with total floor area limited to 1500 m^2.	Hospitals and health centres with floor area above 1500 m^2Automobile service stations- heavy vehicles, Sewage treatment plants (below 5MLD) Fuel filling stations		Any other uses not specified under (2), (3) and (4).
	Provided that the access road has a width of 8.0 m minimum			
6.3	Marble and granite Industrial estates and industrial parks, automobile workshops/ automobile service stations for light motor vehicles.	Bus Terminals, Lorry Stands		Any other uses not specified under (2), (3) and (4).
	Provided that the access road has a width of 18.0 m minimum			
6.4			Container Terminal	
7	**TRANSPORTATION ZONE**			
7.1	Transport terminals including constructions that form an integral or essential part of the terminal. Any incidental uses to the transport terminals such as Retail Shops (built up area limited to 25% of the covered area on ground level), Restaurants, Canteen etc. which are an integral or essential part of a transport terminal- all with maximum percentage of coverage permissible for the project as a whole shall be limited to 30% and Floor Area Ratio shall be limited to 1.	Public utility areas and buildings. Fuel filling stations.	Container terminals provided that access has a width of 18 m minimum.	Any other uses not specified under (2), (3) and (4).

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
	Parking plazas, transmission towers and wireless stations.			
8	**TOURISM PROMOTION ZONE**			
8.1	Residences, Residential apartments, Hostels and Boarding Houses, Restaurants / Canteen/ Resorts/ Hotels, Orphanages / Old Age Homes / Dharmasala, Night Shelters, Guest Houses, Lodges and dormitory.	Fuel Filling Stations		Any other uses not specified under (2), (3) and (4).
8.2	Retail Shops/Professional offices and other offices, Travel and Tourism Institutions- all with total floor area up to 500 sq m	Shops/ Professional Offices/ Banking and Financial institutions - floor area above 500 Sq.m		
8.3	Movie Halls, Convention Centre Ashram / mutt/ Madrassa, Museum, Exhibition Centres and Art Gallery Open air Theatre, Amusement Parks, Stadium, Fair Ground, Gymnasium / Yoga Centers, Tot Lots/Parks/Play Grounds, Swimming Pools	Expansion of existing industrial buildings		Any other uses not specified under (2), (3) and (4).
8.4	Zoological and Botanical Gardens / Bird Sanctuary, Camping Site, Eco tourism projects			
8.5	Bakeries and Confectionaries, Commercial Offices / Establishments, Banking and Financial Institutions - all with total floor area up to 200 sq m			
8.6	Cottage Industries			
8.7	Day Care and crèche, Nursery / Kindergarten, Primary/Upper Primary School			
8.8	Police Post/Police Station, Post and Telegraph office, Fire Post/Fire Station, Telephone Exchange, Library			

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
	and Reading Rooms			
8.9	Clinics (Outpatient) and Diagnostic centres - all with total floor area up to 200 sq m, Hospitals up to 50 beds& Health Centers, Social Welfare centers, Public Utility Areas & Buildings with floor area limited to 500 m^2			
8.10.	Automobile workshops for 2/ 3 Wheelers, Taxi Stand floor area up to 200 m^2			
8.11	Transmission towers, Telecommunication towers and Wireless Station			
9	**WET AGRICULTURAL ZONE**			
9.1	Paddy Cultivation, Agriculture, Horticulture, Fodder cultivation, Fish Farms, Seed Farms, Pump House (with maximum built up area of 25 m^2). Wells and Irrigation Ponds without any building construction.	Storage of Agricultural produces and seeds area up to 100 m^2.		Any other uses not specified under (2), (3) and (4).
9.2	All constructions permitted as per the provisions of the Paddy land and Wet land Conservation Act in force in the State.	Public Utility areas & public buildings up all with total floor area up to 200 m^2, which will not affect the character of the area		
10	**BUFFER ZONE (15 meters wide as shown in Proposed land use map)**			
10.1	Zoological and Botanical gardens, Bird sanctuary, Horticulture, Fish Farms, Seed Farms, Fish landing center, Bathing places, Check dams, Retaining walls, boat jetty.	Maintenance / Repair works of existing buildings / Structures, without increasing the		Any other uses not specified under (2), (3) and (4).

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
		floor area, any other activities which essentially require water frontage.		
11	**LOW LYING / WATER LOGGED AREA**			
11.1	Bathing places, Check dams, Retaining walls, Zoological and Botanical gardens, Bird sanctuary, Horticulture, Fish Farms, Seed Farms, Fish landing centers, boat jetty . All constructions permitted as per the provisions of the Paddy land and Wet land Conservation Act in force in the State.	Repair works of existing structures without increasing the floor area.		Any other uses not specified under (2), (3) and (4).
12	**PARKS AND OPEN SPACES**			
12.1	Any construction, land development essential for development/ improvement of open area recreational facilities. Fish landings, Boat Jetties, Guided boat rides, Watch towers, Eco walk ways, water sports facilities, fair grounds etc. Tot Lots, Pump House up to 20 Sq.m of floor area, wells and irrigation ponds, ATM	Incidental buildings such as Club, Swimming pool, Open Air Theatre, Reading Room, Cafeteria (up to 100sqm) etc. and Water Treatment Plant below 5 MLD, Parking Plazas, Public utility areas and public utility buildings with total up to 300 m^2 of floor area which will not affect the		Any other uses not specified under (2), (3) and (4).

Sl. No	Uses permitted	Uses restricted-1	Uses restricted-2	Uses prohibited
(1)	(2)	(3)	(4)	(5)
		character of the area.		
13	**WATER BODY**			
13.1	All ponds shall be conserved			Any other uses not specified under (2), (3) and (4).
13.2	Bridges, side protection walls, fish landing centers, boat jetty and water transport			
14	**HARBOUR DEVELOPMENT**			
14.1	All constructions essential and incidental to harbour development			Any other uses not specified under (2), (3) and (4).
15	**EXISTING MANGROVE ZONE TO BE RETAINED**			
	All works incidental and essential for the overall protection and enrichment of mangroves without affecting the mangrove plants in any manner.			
16	**SPECIAL ZONES** (The Secretary, Koyilandy Municipality may permit constructions in the Special Zones as specified hereunder and subject to the provisions of the Paddy Land And Wet Land Conservation Act in force in the State)			
16.1	**AGRICULTURAL AND VETERINARY RESEARCH CENTRE**(Survey No. 9 of Maruthur Desom and Survey No. 35 Moozhikkameethal Desom)			
	Agricultural and Veterinary research centre			Any other uses not specified under (2), (3) and (4).
16.4	**HOSPITAL COMPLEX** (Survey Nos. 124/p, of Panthalayani Desom)			
	Allopathic, Ayruvedic and Homeopathic hospitals, research centers, uses incidental to hospitals such as residential quarters, hostels and the like.			Any other uses not specified under (2), (3) and (4).
16.5	**CREMATORIUM** (Resurvey No. 133 of Kuruvangad desom)			
	Burial grounds/ cemeteries/ crematoriums/ graveyards/ cremation grounds/ common vaults are permitted in these areas, complying with the provisions of the Kerala Municipality Building Rules in force.			Any other uses not specified under (2), (3) and (4).

	GENERAL NOTES
1	Zoning Regulations shall prevail over the layout approval provisions in KMBR and its amendments
2	Subject to zoning regulations of the respective use zones, more than one use may be combined in a building, provided that the total floor area of such a building shall not exceed the maximum floor area permitted for any of such use permitted in that use zone.
3	For the purpose of these regulations, floor area means the total floor area of the building on all floors.

Annexure

I- List of non-obnoxious and non-nuisance type of service or light industries permissible in various zones

1	Production of copra
2	Processing of arecanut
3	Rice and flour mills
4	Production of rice, flour etc., by hand pounding
5	processing of cardamom, ginger, pepper etc.
6	Production of Khandsari from sugar cane
7	Carrying and preservation of fruits and production of jam, jelly etc.
8	Processing and preservation of cashew nuts
9	Bakeries
10	Production of dairy products
11	oil mills(vegetables)
12	Extraction of oil by ghani
13	Manufacture of hydrogenated oil
14	Manufacture of aval (Beaten rice) appam
15	Production of vinegar
16	Manufacture of soda, water, lemonade etc
17	Manufacture of ice
18	Manufacture of ice cream
19	Processing, packing and distribution of tea
20	Processing , grinding, packing and distribution of coffee
21	Manufacture of syrup
22	Manufacture of beedi
23	Manufacture of cigar
24	Manufacture of tobacco snuff
25	Manufacture of chewing tobacco
26	Cotton ginning, clearing, pressing etc.
27	Cotton spinning other than in mills
28	Cotton spinning and weaving in mills
29	Cotton weaving in handloom
30	Cotton weaving in power looms
31	Handloom weaving
32	Khadi weaving in handloom
33	Printing of cotton textiles
34	Manufacture of cotton thread, rope twine etc

35	Jute spinning
36	Manufacture of jute products including repairing of gunny bags
37	Weaving of silk by handloom
38	Manufacture of hosiery goods
39	Making of embroidery products
40	Tailoring
41	Manufacture of quilts and mattresses
42	Manufacture of coir and coir products
43	Manufacture and assembling of umbrellas and production of spare parts of umbrellas
44	Repairing of umbrellas
45	Manufacture of wooden furniture and fixtures
46	Manufacture of structural wooden goods such as doors, beams etc
47	Manufacture of wooden industrial goods such as parts of handloom ambarcharka, bobbirs etc
48	Manufacture of wooden utensils, photo frames, toys, etc., and photo framing
49	Cane industry including baskets, weaving etc
50	Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
51	Manufacture of paperboard and paper hand
52	Making of paper boxes, bags, envelopes etc
53	Printing and publishing of newspapers and periodicals
54	Printing and publishing of books
55	Miscellaneous printing works including type cutting, book binding
56	Manufacture and repairing of leather shoes and chappals
57	Manufacture of leather products such as suitcase, bag etc
58	Vulcanizing and repairing of tyres and tubes
59	Manufacture of rubber gloves
60	Manufacture of rubber products such as rubber sheets, nipples and rubber shoes including smoke-rubber
61	Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc
62	Manufacture of agarbathi and other cosmetics
63	Manufacture of plastic products such as name plates etc
64	Manufacture of lemon grass oil, candles etc
65	Manufacture of cement products such as well kerbs, tube, closets etc
66	Manufacture of structural stone goods, stone crushing, stone carving, stone dressing marble carving etc
67	Manufacture of stone wares
68	Manufacture of stone images
69	Manufacture of chinaware's and crockery

70	Manufacture of large containers and chinaware
71	Manufacture of glass and glass products
72	Manufacture of clay models
73	Manufacture of iron and steel furniture
74	Manufacture and repairing of brass and bell metal products
75	Manufacture of aluminium utensils and other products
76	Manufacture of tin cars and copper vessels
77	Electroplating, tinplating, welding etc
78	Manufacture of agricultural implements, screws etc (blacksmith and foundry)
79	Manufacturing assembling and repairing of machinery such as water pumps, oil mill chuck etc
80	Manufacture of small machine tools and machine parts
81	Manufacture of sewing machine parts and assembling and repairing of sewing machine
82	Manufacture of electrical machinery and repairing of electrical motors armature winding etc.
83	Manufacture and repairing of electric fans
84	Charging and repairing of batteries
85	Repairing of radios, microphones etc
86	Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances
87	Body building of motor vehicles
88	Manufacture and repairing of motor engine parts and accessories
89	servicing and repairing of motor vehicle
90	Manufacture of cycles, parts and accessories
91	Manufacture and repair of boats and barges
92	Manufacture and repairing of animal drawn and hand drawn vehicles
93	Repairing of photographic equipment, spectacles etc
94	Manufacturing of medical instruments
95	Repairing of watches and clocks
96	Manufacture of jewellery
97	Manufacture, repair and tuning of musical instruments
98	Manufacture of sports goods, balloons etc
99	Ivory carving and ivory works
100	All industries which are categorised are “green” or non hazardous by the central or state governments.

II- List of obnoxious or nuisance industries subject to objectionable odours, fumes effluents or processors to be located in various zones

(Grouped under Indian Standard Industrial Classification)

I	Manufacture of food stuffs
1	Slaughtering, preservation of meat and fish and canning of fish
II	Manufacture of Beverages
2	Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery
3	Production of country liquor and indigenous liquor such as toddy, liquor form mahua, palm juice
III	Manufacture of Textiles
4	Dyeing and bleaching of cotton
IV	Manufacture of wood and wooden products
5	Sawing and planning of wood
6	Wood seasoning and creosoting
7	Manufacture of veneer and plywood
8	Paper, pulp and straw board
V	Manufacture of leather and leather products
9	Currying, tanning and finishing of hides and skims and preparation of finished leather
VI	Manufacture of rubber, petroleum and coal products
10	Manufacture of tyres and tubes
11	Manufacture of industrial and synthetic rubber
12	Reclamation of rubber
13	Production of petroleum, kerosene and other petroleum products in refineries
14	Production of chemicals and chemical products
VII	Manufacture of chemicals and chemical products
15	Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric acids etc.)

	ammonia and chlorine
16	Manufacture of dyes, paint, colours and varnishes, printing ink
17	Manufacture of fertilizers (specially from organic materials)
18	Manufacture of disinfectants and insecticides
19	Manufacture of ammunition, explosive
20	Manufacture of matches
VIII	Manufacture of non-metallic mineral products other than petroleum and coal
21	Manufacture of cement and cement products
22	Manufacture of lime
23	Manufacture of plaster of Paris
IX	Manufacture of basic metals and their products:
24	Manufacture of iron and steel including smelting, refining, rolling and conversion in to basic forms
25	Manufacture including smelting, refining etc., or nonferrous metals and alloys in basic forms
26	Manufacture of armaments
X	Manufacture of machinery (other than transport) and electrical equipment
27	Manufacture of all kinds of battery
XI	Miscellaneous items not covered above
28	Incineration, reduction or dumping of offal, dead animals garbage or refuse
29	Manufacture of gelatine and glue
30	fat, tallow, grease or lard refining of manufacture
31	Bone meal, bone grist and bone powder
32	Manufacture of cashew nut shell oil
33	Other similar types of nuisance industries

III- Table showing details of occupational structure of the town

Ward No	Total workers	Main workers	Marginal workers	Cultivators	Agricultural labourers	HH industrial workers	Other workers
1	530	486	44	3	15	22	424
2	443	388	56	8	26	21	298
3	387	316	71	5	16	3	224
4	519	435	85	3	7	1	340
5	596	516	80	6	11	4	419
6	456	430	26	2	25	2	377
7	135	114	21	0	0	0	93
8	454	388	67	12	7	4	302
9	560	496	64	12	8	9	412
10	283	269	13	1	33	2	222
11	465	428	37	2	5	2	384
12	474	406	68	2	2	2	334
13	462	373	91	1	11	6	270
14	371	323	46	2	1	3	274
15	248	176	72	0	0	0	104
16	157	124	35	0	4	2	85
17	301	242	58	1	1	2	182
18	348	269	79	0	1	3	189
19	486	427	59	12	17	1	339
20	222	159	63	9	29	1	58
21	210	161	49	5	6	1	101
22	298	206	92	7	15	2	92
23	505	304	201	20	7	2	76
24	461	345	117	9	2	1	217
25	176	136	40	0	6	3	90
26	462	310	152	2	15	7	141
27	379	252	127	3	12	13	110
28	274	231	43	1	12	4	175
29	393	328	65	1	9	14	253

Ward No	Total workers	Main workers	Marginal workers	Cultivators	Agricultural labourers	HH industrial workers	Other workers
30	440	351	89	3	14	41	245
31	507	439	59	1	12	39	367
32	395	347	46	3	0	3	298
33	453	426	27	2	1	0	396
34	599	574	26	0	0	2	548
35	597	562	34	0	0	5	528
36	507	474	32	0	0	2	442
37	729	665	65	0	1	4	599
38	616	560	56	0	0	2	504
39	564	513	52	1	0	0	460
40	802	727	76	1	0	2	650
41	210	194	15	0	0	0	179
42	248	231	19	0	1	0	211
43	361	315	45	2	3	3	265
44	520	479	41	3	10	10	425

IV- Housing amenities details as per census 2011

The following figures illustrate various aspects of housing in Koyilandy town, as depicted in Census 2011 data.

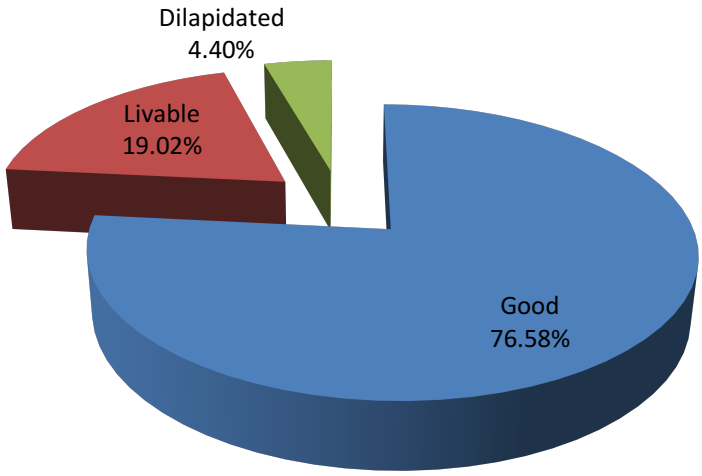


Figure Annexure 4. 1Number of households with conditions of Census houses

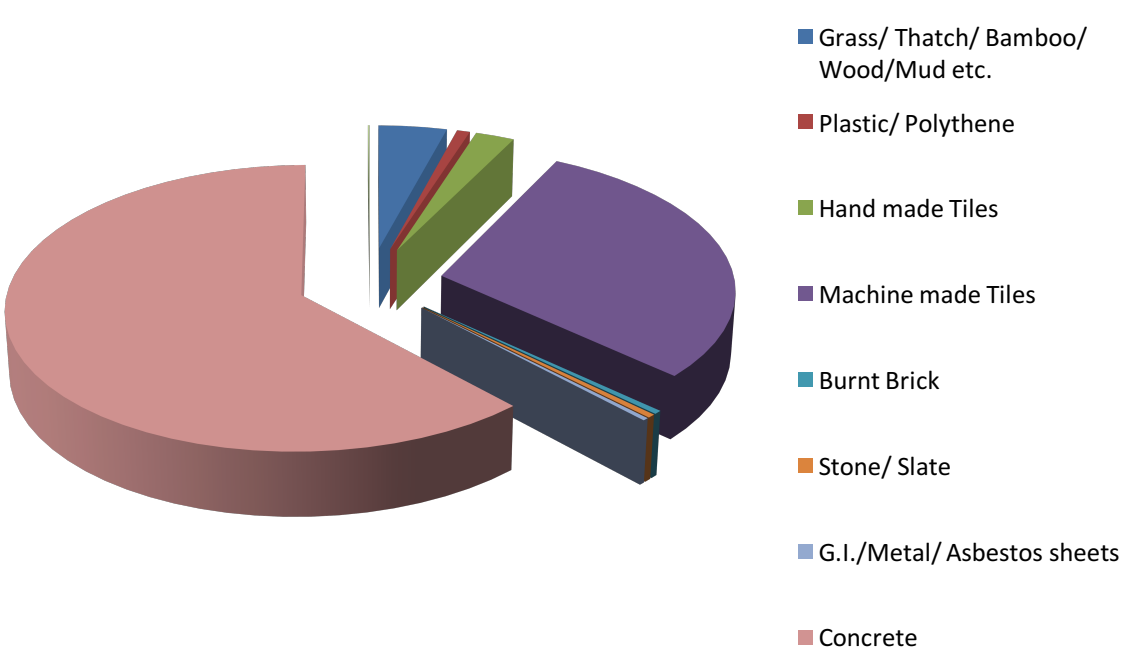


Figure Annexure 4. 2 Material of roof

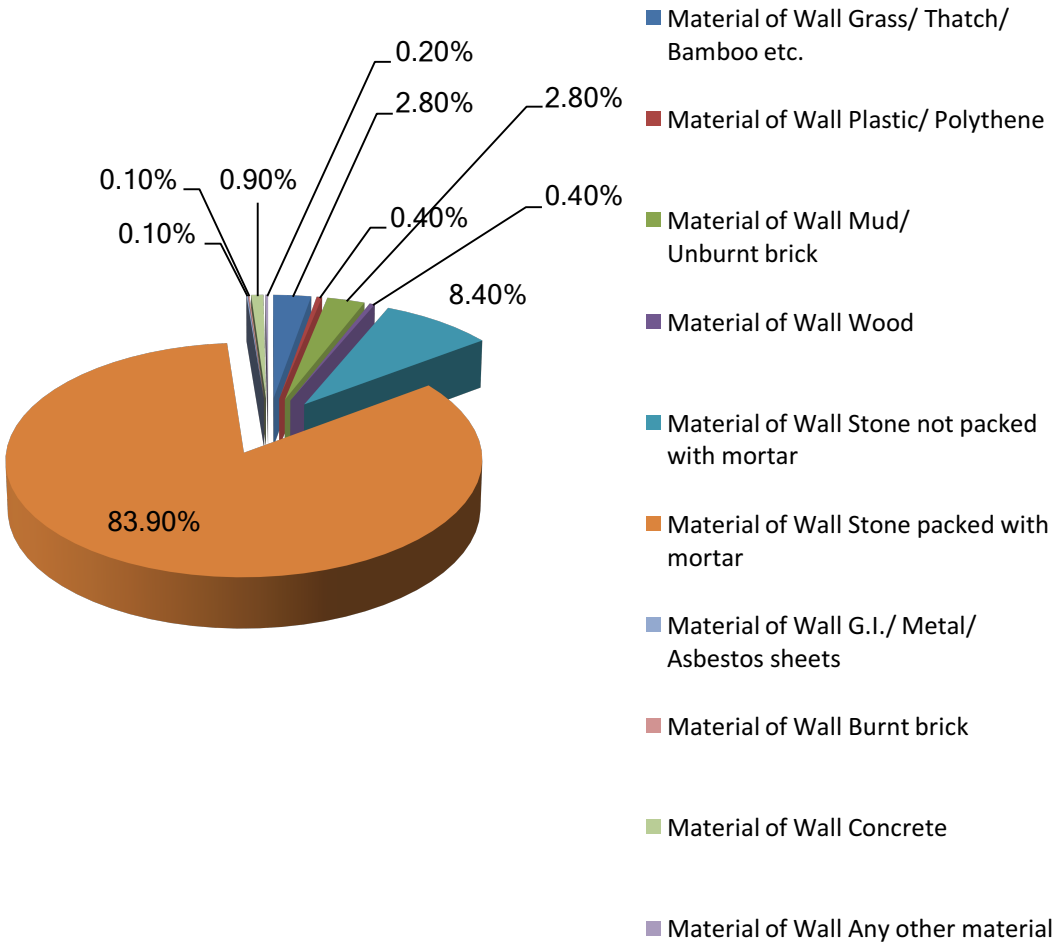


Figure Annexure 4. 3 Material of walls

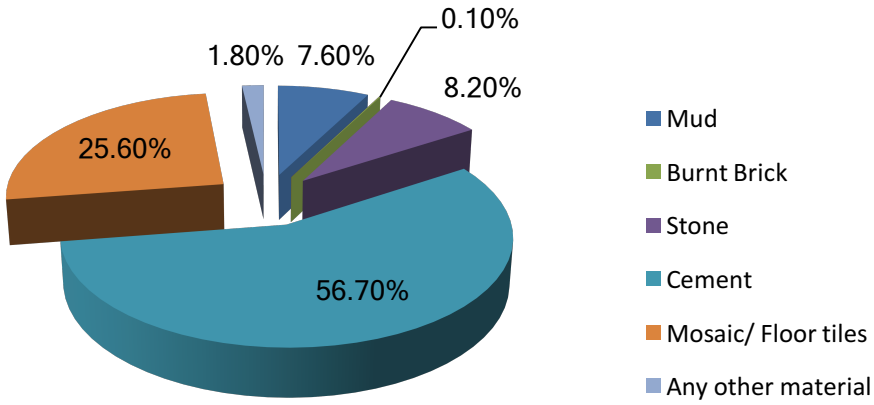


Figure Annexure 4. 4 Material of floors

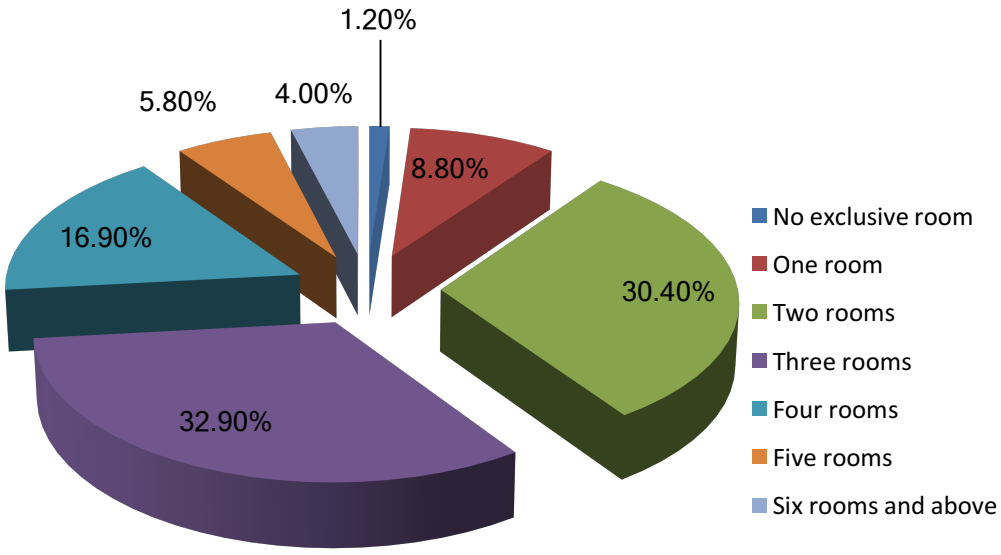


Figure Annexure 4. 5Number of dwelling rooms

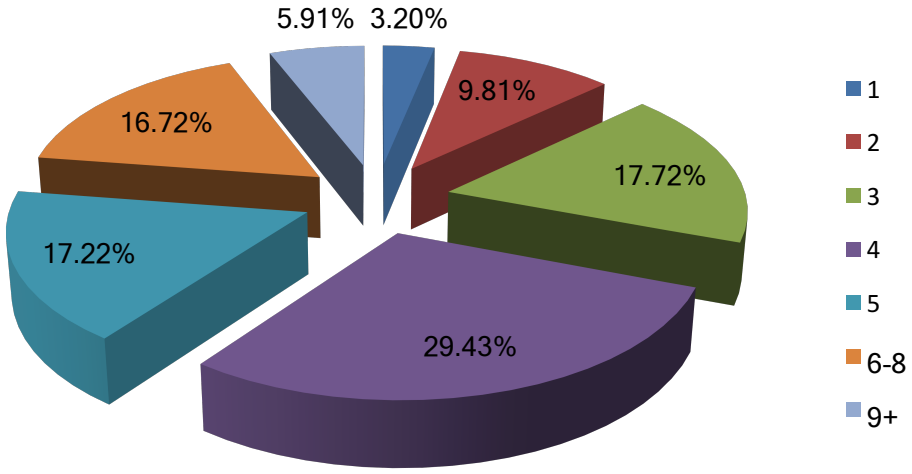


Figure Annexure 4. 6House hold size

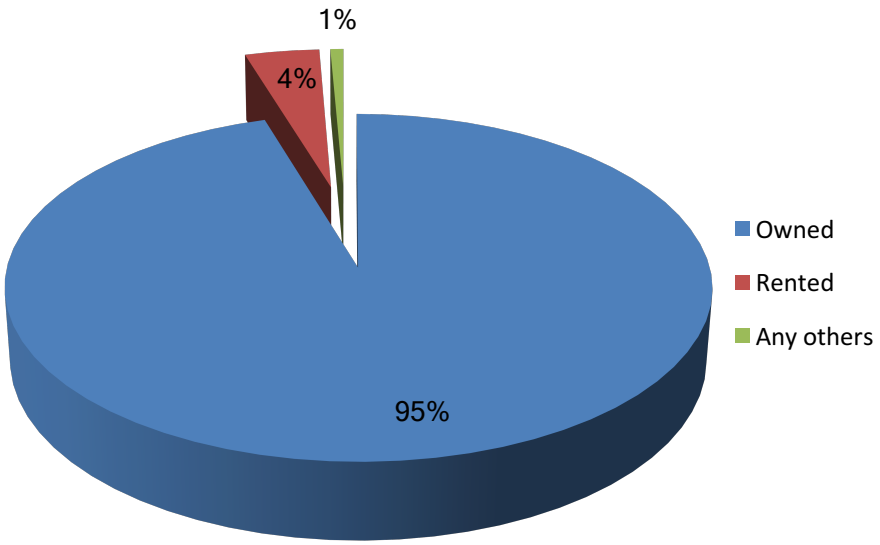


Figure Annexure 4. 7Ownership Status

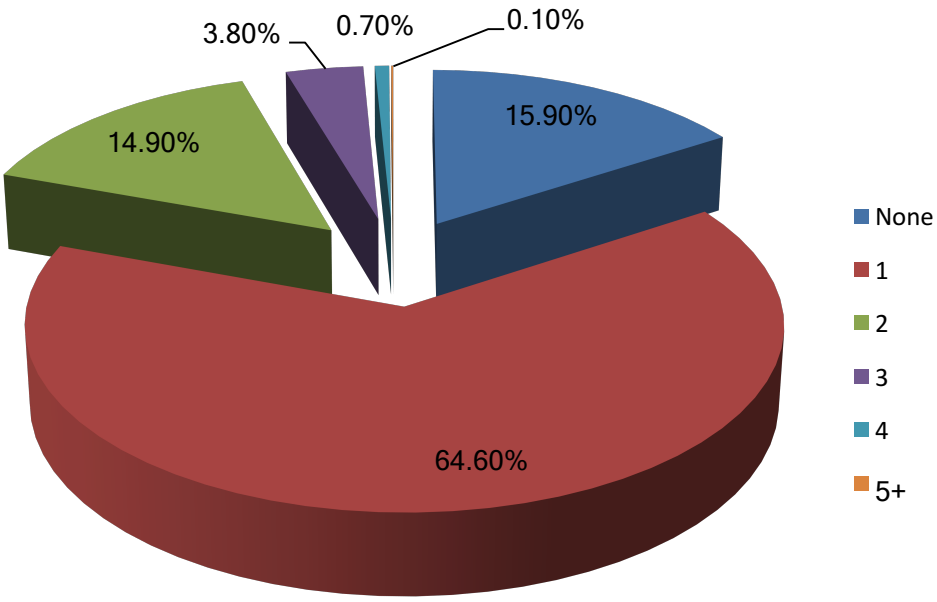


Figure Annexure 4. 8Married Couple per dwelling units

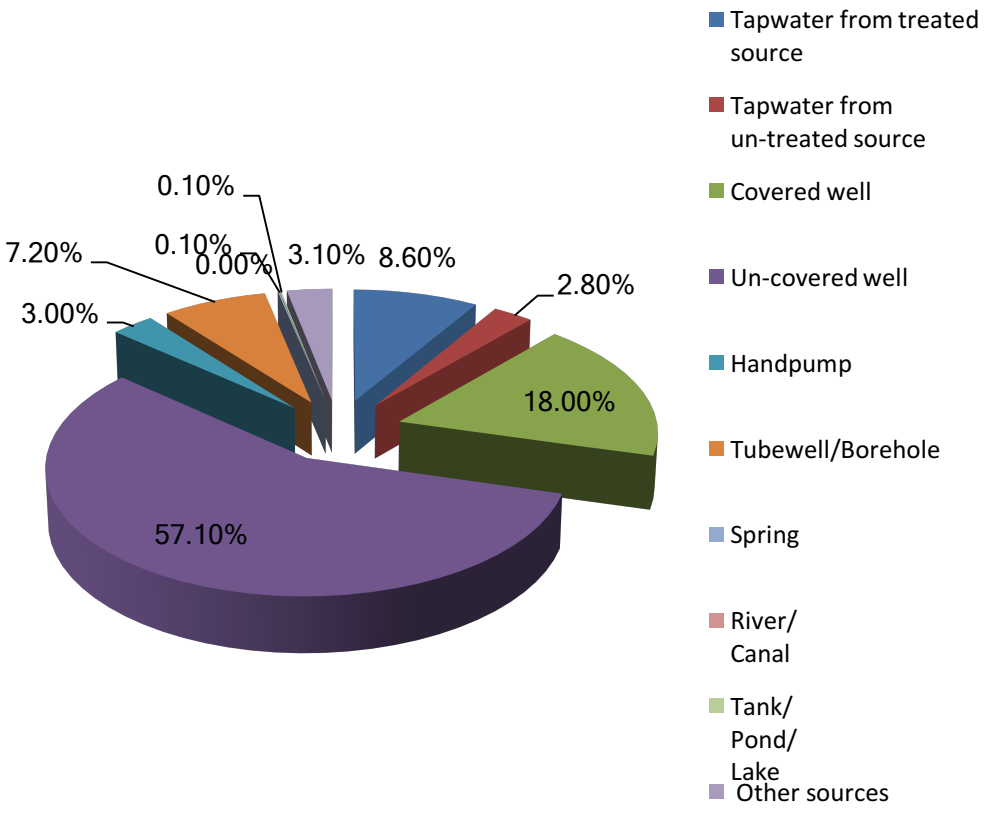


Figure Annexure 4. 9Main source of drinking water

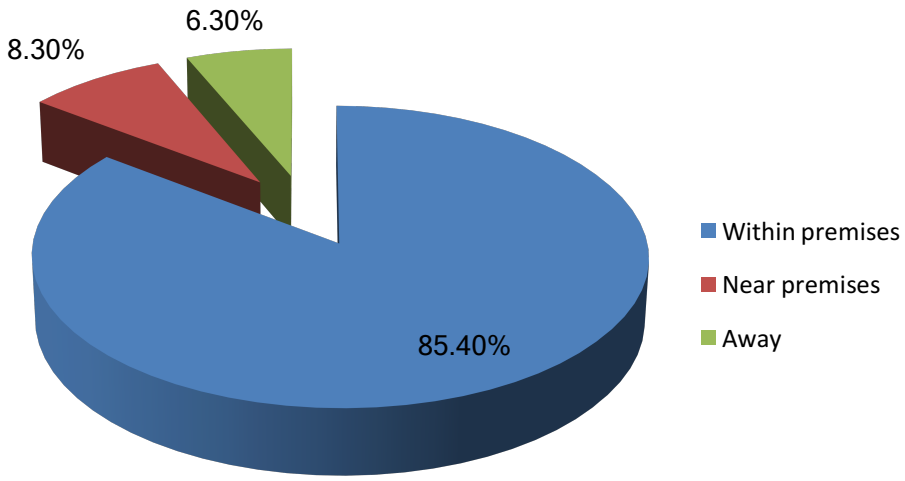


Figure Annexure 4. 10Location of drinking water

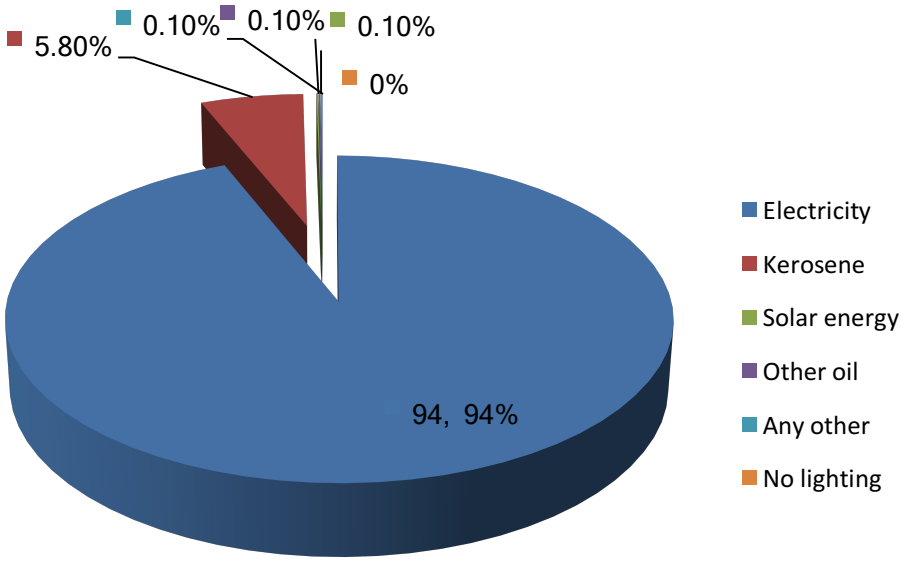


Figure Annexure 4. 11Main source of lighting

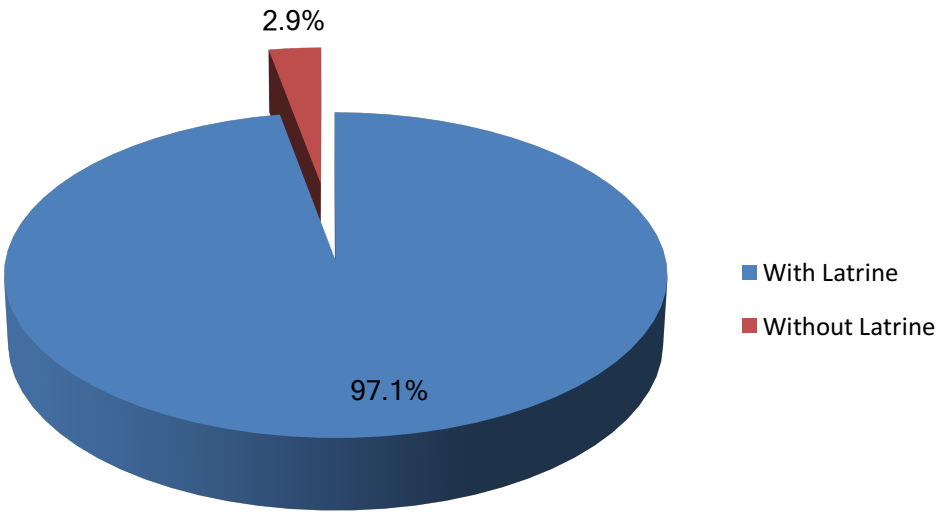


Figure Annexure 4. 12Latrine facilities

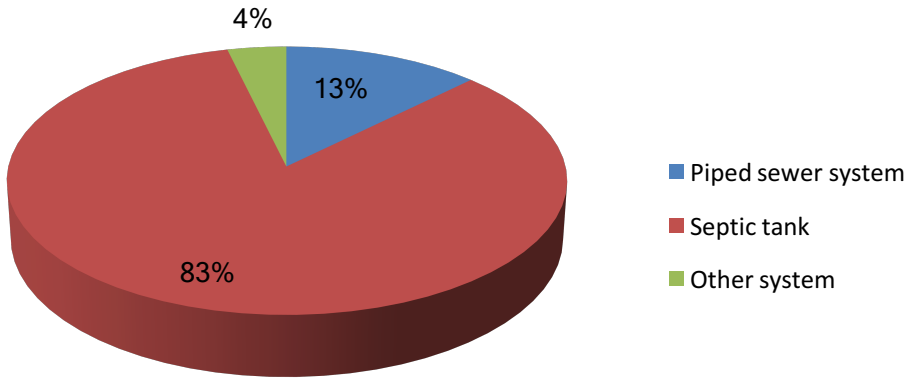


Figure Annexure 4. 13Pour/ pour flush latrine type

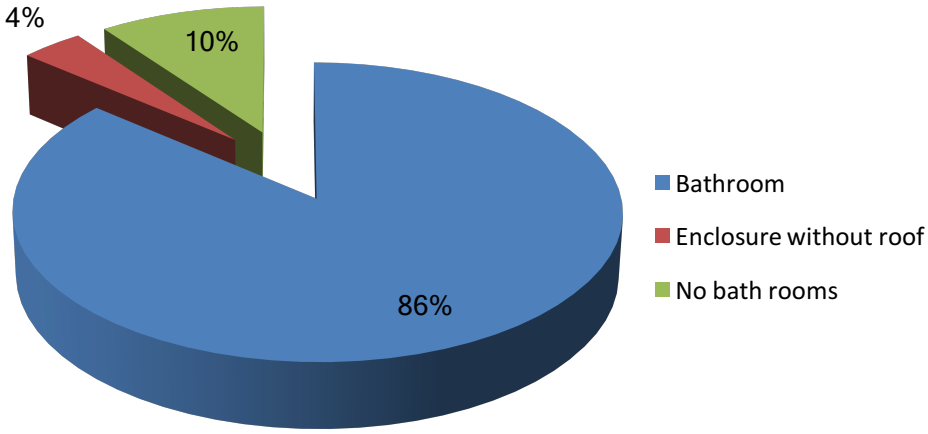


Figure Annexure 4. 14Details of bathing facilities

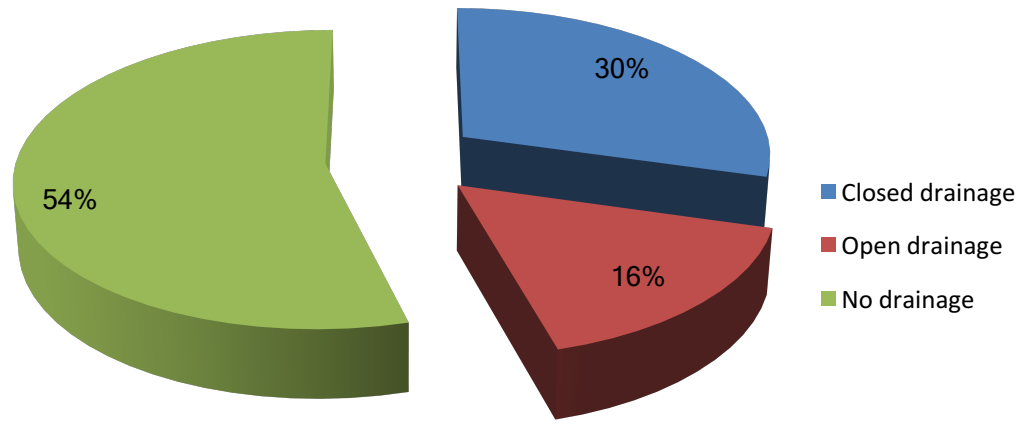


Figure Annexure 4. 15Waste water outlet details

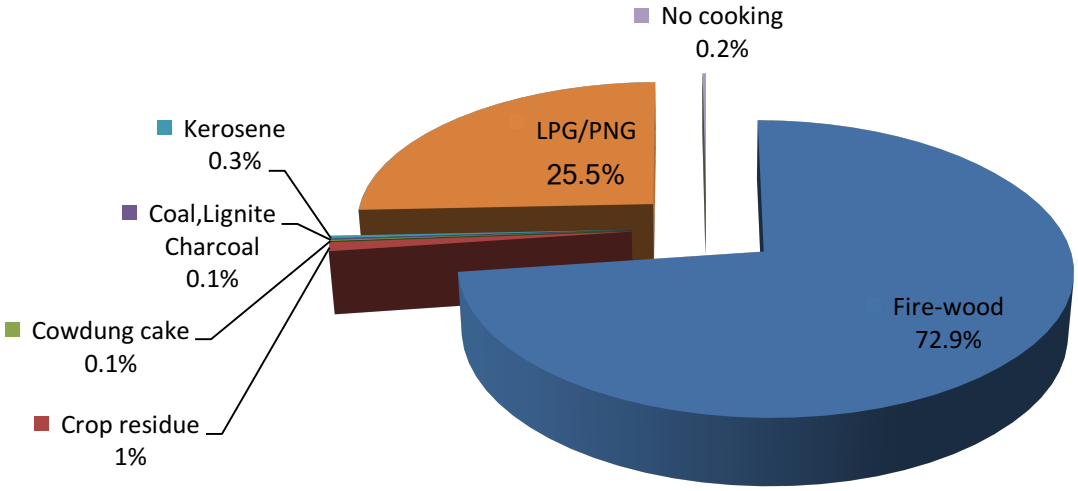


Figure Annexure 4. 16Fuel used for cooking

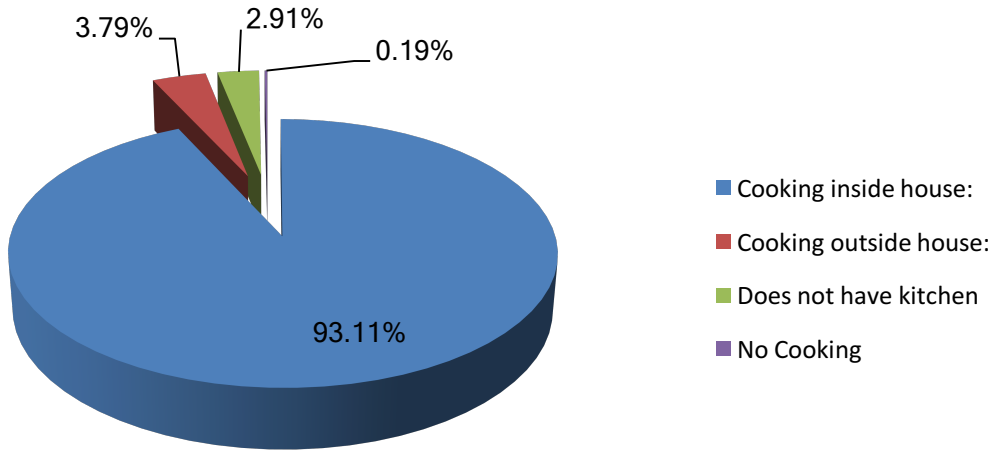


Figure Annexure 4. 17Types of kitchen/ Cooking method

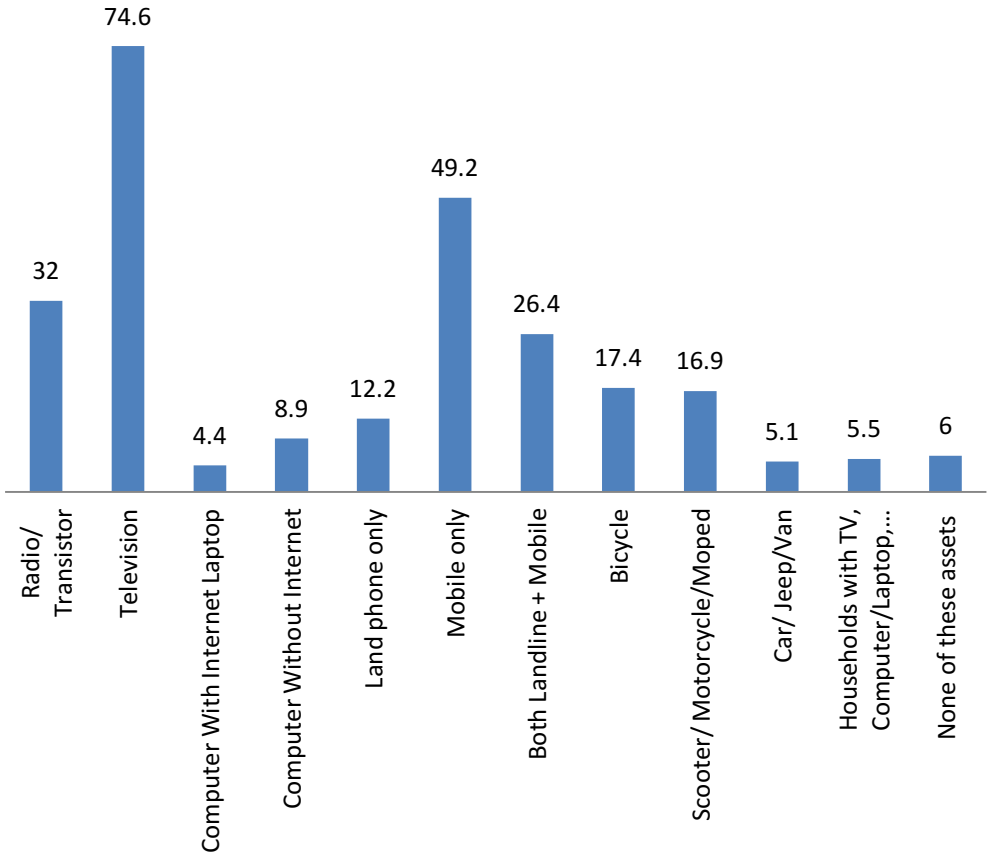


Figure Annexure 4. 18Assets and facilities

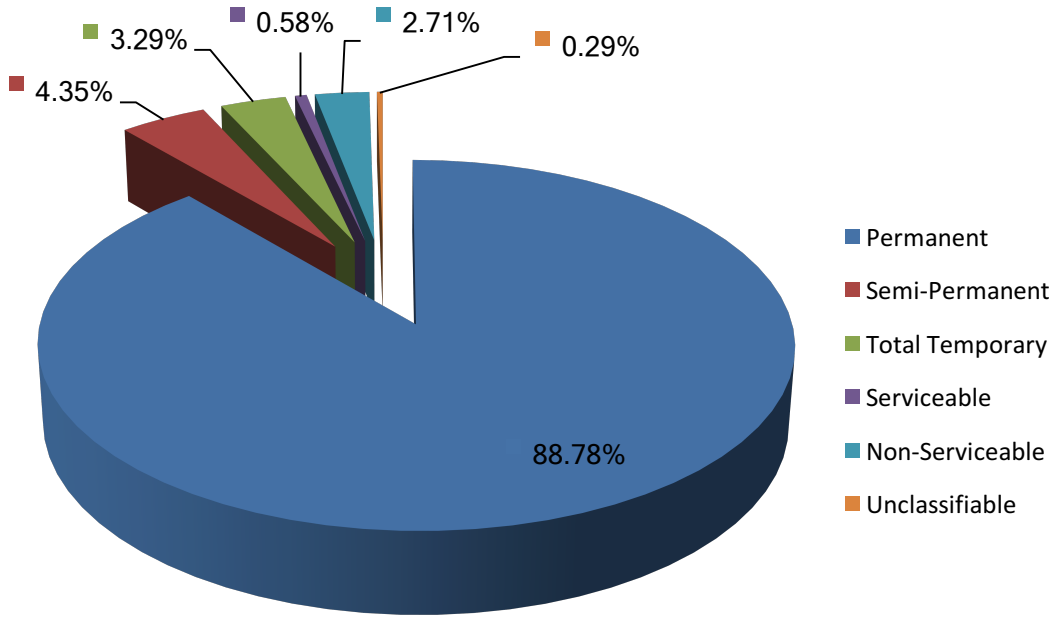


Figure Annexure 4. 19Households by type of houses

KOYILANDY MUNICIPALITY AND
LOCAL SELF GOVERNMENT PLANNING