"ഭരണഭാഷ- മാതൃഭാഷ"

കേരള സർക്കാർ

സംഗ്രഹം

തദ്ദേശ സ്വയംഭരണ വകുപ്പ് - തലശ്ശേരി മാസ്റ്റർ പ്ലാൻ (ഡെവലപ്മെൻറ് പ്ലാൻ ഫോർ ടെലിച്ചറി ടൗൺ)-ന്റെ വ്യതിയാനത്തിന് അന്തിമ അനുമതി നൽകി-ഉത്തരവ് പുറപ്പെടുവിക്കുന്നു.

തദ്ദേശ സ്വയംഭരണ (ആർ.ഡി) വകുപ്പ്

സ.ഉ.(കൈ) നം.46/2026/LSGD തീയതി,തിരുവനന്തപുരം, 06-02-2026

പരാമർശം:-

1. GO(Ms) No.119/2025/LSGD, തീയതി 15/07/2025·
2. 4-08-2025-ലെ കേരള ഗസറ്റ് വിജ്ഞാപനം നം.2867, വാല്യം 14.
3. തലശ്ശേരി നഗരസഭ കൗൺസിലിന്റെ 17/10/2025 ലെ തീരുമാനം നമ്പർ.46
4. തലശ്ശേരി നഗരസഭ സെക്രട്ടറിയുടെ 27/10/2025-ലെ ഇ3-32639/22 നമ്പർ കത്ത്.
5. ചീഫ് ടൗൺ പ്ലാനർ (പ്ലാനിംഗ്)-ടെ 07/01/2026-ലെ LSGD/PD/21279/2023-TCPB4 നമ്പർ കത്ത്.

ഉത്തരവ്

സർക്കാർ അംഗീകൃത തലശ്ശേരി മാസ്റ്റർ പ്ലാനിന്റെ കരട് വ്യതിയാനത്തിന്, 2016 -ലെ കേരള നഗരഗ്രാമാസൂത്രണ നിയമം വകുപ്പ് 36 ഉപവകുപ്പ് (3) പ്രകാരവും, 2021 ലെ കേരള നഗരഗ്രാമാസൂത്രണ (മാസ്റ്റർ പ്ലാനിന്റെ രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങളിലെ ചട്ടം 16(8) എന്നിവയുടെ അടിസ്ഥാനത്തിലും പരാമർശം 1 പ്രകാരം പ്രസിദ്ധീകരണാനുമതി നൽകിയിരുന്നു. പ്രസിദ്ധീകരണ അനുമതിയുടെ അടിസ്ഥാനത്തിൽ മാസ്റ്റർ പ്ലാനിന്മേൽ ആക്ഷേപങ്ങളും അഭിപ്രായങ്ങളും ക്ഷണിച്ചുകൊണ്ട്, തലശ്ശേരി നഗരസഭ, ഔദ്യോഗിക ഗസറ്റിൽ ഫാറം IV-ൽ പരാമർശം 2 പ്രകാരം വിജ്ഞാപനം ചെയ്യുകയും ദിനപത്രങ്ങളിൽ പ്രസിദ്ധീകരിക്കുകയുമുണ്ടായി.

2. വ്യതിയാനം വരുത്തി പ്രസിദ്ധീകരിച്ച മാസ്റ്റർ പ്ലാനിൻമേൽ പൊതുജനങ്ങളിൽ നിന്നും ലഭ്യമായ മൂന്ന് ആക്ഷേപാഭിപ്രായങ്ങൾ സ്പെഷ്യൽ കമ്മിറ്റി പരിശോധിക്കുകയും, സ്വീകരിച്ച തീരുമാനങ്ങൾ കമ്മിറ്റി ശിപാർശ ചെയ്യുകയും ടി ശുപാർശയുടെ അടിസ്ഥാനത്തിൽ കരട് വ്യതിയാനത്തിൽ മാറ്റങ്ങൾ വരുത്തുകയുമുണ്ടായി. കരട് വ്യതിയാനം പരാമർശം 3 പ്രകാരം തലശ്ശേരി നഗരസഭ കൗൺസിൽ അംഗീകരിച്ച്, സർക്കാരിന്റെ അന്തിമ അനുമതിക്കായി പരാമർശം 4 പ്രകാരം ഉചിത

മാർഗേന സമർപ്പിച്ചിട്ടുണ്ട്.

3. തലശ്ശേരി മാസ്റ്റർ പ്ലാനിന്റെ വ്യതിയാനത്തിന്, 2016 ലെ കേരള നഗരഗ്രാമാസൂത്രണ ആക്ടിൻറെ വകുപ്പ് 36(8), 2021 ലെ കേരള നഗരഗ്രാമാസൂത്രണ (മാസ്റ്റർ പ്ലാനിന്റെ രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങളിലെ ചട്ടം 22, എന്നിവ പ്രകാരം അന്തിമ അനുമതി നൽകുന്നതിന് ചീഫ് ടൗൺ പ്ലാനർ (പ്ലാനിംഗ്) പരാമർശം 5 പ്രകാരം ശിപാർശ ചെയ്തിരിക്കുന്നു.

4. സർക്കാർ ഇക്കാര്യം വിശദമായി പരിശോധിച്ചതിന്റെ അടിസ്ഥാനത്തിൽ, ഇതോടൊപ്പം ചേർത്തിട്ടുള്ള തലശ്ശേരി മാസ്റ്റർ പ്ലാൻ (ഡെവലപ്മെൻറ് പ്ലാൻ ഫോർ ടെലിച്ചറി ടൗൺ)-ന്റെ വ്യതിയാനത്തിന്, 2016 ലെ കേരള നഗരഗ്രാമാസൂത്രണ ആക്ടിൻറെ വകുപ്പ് 36(8), 2021 ലെ കേരള നഗരഗ്രാമാസൂത്രണ (മാസ്റ്റർ പ്ലാനിന്റെ രൂപീകരണവും അനുമതി നൽകലും) ചട്ടങ്ങളിലെ ചട്ടം 22 എന്നിവ പ്രകാരം അന്തിമ അനുമതി നൽകി ഉത്തരവാകുന്നു.

(ഗവർണറുടെ ഉത്തരവിൻ പ്രകാരം)
അനുപമ ടി വി ഐ എ എസ്
സെക്രട്ടറി

പ്രിൻസിപ്പൽ ഡയറക്ടർ (എൽ.എസ്.ജി.ഡി), തിരുവനന്തപുരം.
ചീഫ് ടൗൺ പ്ലാനർ (പ്ലാനിംഗ്), തിരുവനന്തപുരം.
ജില്ലാ ടൗൺ പ്ലാനർ, കണ്ണൂർ.
സെക്രട്ടറി, തലശ്ശേരി നഗരസഭ.
ഇൻഫർമേഷൻ ഓഫീസർ, വെബ് & ന്യൂ മീഡിയ.
കരുതൽ ഫയൽ.

ഉത്തരവിൻ പ്രകാരം
Signed by
Krishnakumar S
സെക്ഷൻ ഓഫീസർ
Date: 06-02-2026 10:48:32

THALASSERY MUNICIPALITY

Variation of Development Plan for Tellicherry (Thalassery) Town in Kannur District

WHEREAS, the Development Plan (General Town Planning Scheme) for Tellicherry (Thalassery) Town was sanctioned under section 14 of the Madras Town Planning Act (Act VII of 1920), as per notification issued under G.O.(Ms) No.218/83/LA&SWD dated 29th November, 1983 and published as S.R.O. No.43/84 in the Kerala Gazette No. 3 dated 17th January, 1984 (Part I);

AND WHEREAS, variation for the said Development Plan was sanctioned as per notification issued under G.O.(Ms.) No.217/2008/LSGD. dated 31st July, 2008 and published as S.R.O.No.835/2008 in the Kerala Gazette Extraordinary No.1718 dated 5th August 2008;

AND WHEREAS, as per sub-section (1) of Section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Madras Town Planning Act, 1920 (Act VII of 1920) stands repealed;

AND WHEREAS, as per clause (ii) of sub section (2) of section 113 of the Kerala Town & Country Planning Act, 2016 (9 of 2016), the sanctioned Development Plan for Tellicherry (Thalassery) Town is deemed to be a Master Plan sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016):

AND WHEREAS, further variations of the said Development Plan was sanctioned as per notification issued under G.O.(Ms.) No.25/2022/LSGD. dated 15th February, 2022 and published as S.R.O.No.148/2022 in the Kerala Gazette Extraordinary No.534 dated 16th February 2022 and as per notification issued under G.O.(Ms.) No.66/2023/LSGD. dated 7th March, 2023 and published as S.R.O.No.369/2023 in the Kerala Gazette Extraordinary No.964 dated 16th March 2023;

AND WHEREAS, it is required to further vary the said Development Plan to make the prevailing zoning regulations compatible to the present development scenario to the extent possible as an immediate measure, until the plan is further revised after detailed studies,

AND WHEREAS, the Thalassery Municipal Council has decided to vary the said Development Plan for Tellicherry (Thalassery) Town to the extent required, vide Resolution No. 17 dated 29th December 2022 and the intention to vary the said Development Plan was notified, as per sub-section (1) of Section 36 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), in the Kerala Gazette Extraordinary No:2665 Vol.XIII dated 17.08.2024 and in one local newspaper having wide circulation;

AND WHEREAS, on obtaining the approval from Government to publish the draft variation vide GO(Ms)No.119/2025/LSGD dated 15.07.2025 as per sub-section (3) of Section 36 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), and in exercise of powers conferred by sub-section (2) of Section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), Thalassery Municipal Council has published the draft variation of the said Development Plan in the official website, and notice of publication in official Gazette No. 2867 Vol. .XIV dated 04.08.2025 and in two local newspapers having wide circulation in the area and the said draft has been taken up for consideration for 60 days from the date of publication of the said notification in the Gazette, and objections and suggestions from public were received by the Secretary, Thalassery Municipality.

AND WHEREAS, the Master Plan Committee formed as per Resolution No. 20 dated 16.11.2024 of Thalassery Municipal Council has considered all the Objections and Suggestions and submitted its recommendations to the Council on 17.12.2025 and the Municipal Council has resolved to approve the recommendations of the Master Plan Committee and to submit the variation of Development Plan for Tellicherry (Thalassery) Town to the government.

NOW, THEREFORE, in exercise of powers conferred by sub-section (8) of Section 36, Government have sanctioned the variation of the Development Plan for Tellicherry (Thalassery) Town submitted by the Municipal Council of Thalassery Municipality under sub-section (2) of Section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), as per G.O…….dated……..., as appended herewith under Section 36 of the Kerala Town and Country Planning Act 2016.

ORDER

In exercise of powers conferred by sub-section (2) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Thalassery Municipal Council hereby issue a notification to further vary the Development Plan for Tellicherry (Thalassery) Town sanctioned under section 14 of the Madras Town Planning Act, (Act VII of 1920), as per notification issued under G.O.(Ms) No.218/83/LA&SWD dated 29th November, 1983 and published as S.R.O. No.43/84 in the Kerala Gazette No. 3 dated 17th January, 1984 (Part I) and varied as per G.O.(Ms.) No.217/2008/LSGD dated 31st July 2008, G.O.(Ms.) No.25/2022/LSGD dated 15th February, 2022 and G.O.(Ms.) No.66/2023/LSGD dated 7th March, 2023 to the extent as indicated below, namely :-

VARIATION

In the said Development Plan, in the sub-heading "ZONING REGULATIONS" and all the contents under the above mentioned sub-heading, issued under G.O.(Ms.) No.217/2008/LSGD. dated 31st July, 2008 and published as S.R.O.No.835/2008 shall be substituted as under, namely:-

ZONING REGULATIONS

GENERAL GUIDELINES

1. All future developments/ constructions shall be in conformity with the provisions of the Development Plan for Tellicherry (Thalassery) Town and the Kerala Municipality Building Rules in force.

2. For the implementation and enforcement of the proposals envisaged in this Development plan, areas have been zoned under various categories such as Residential use zone I, Residential use zone II, Commercial use zone, Public and semi-public use zone, Industrial use zone, Transportation and communication use zone, Agricultural use zone, Playground, parks and open spaces, Ecologically sensitive area, Existing water logged area, Railway Broad Gauge, Rivers, Canals, etc. Details regarding the nature of uses 'permitted', uses 'restricted', and uses 'prohibited' in each zone are described in the general notes, guidelines and tables given below. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in this scheme.

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 of Thalassery Municipality (herein after 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 -1 and Uses Restricted –2 ".

"Uses Restricted-1" category deals with the uses that may be permitted by the Secretary with the concurrence of the Town Planner of the Local Self Government Department Planning, Kannur, having jurisdiction of the area (hereinafter referred to as Town Planner).

"Uses Restricted -2" category deals with the uses that may be permitted by the Secretary with the concurrence of the Chief Town Planner of the Local Self Government Department Planning.

"Uses prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances. All uses which do not come under 'Uses permitted' or 'Uses Restricted' shall be considered as 'Uses prohibited'.

4. If any space in a zone is put to a "Uses Prohibited" as stated in Para 3, before the sanctioning of the Development 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. The total built-up area of such non-conforming use shall not exceed 1.5 times the existing built-up area.

5. 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 Development Plan. All existing uses in every zone shall be permitted to continue.

6. Existing areas and structures of archaeological importance, agricultural uses, and religious uses may be retained in all the zones and shall not constitute non-conforming uses.

7. Provisions under the Kerala Conservation of Paddy land and Wet Land Act, 2008, Disaster Management Act, Archeological Sites and Remains Act, Coastal Regulation Zone notifications, Aircraft Act 1934, Environment Protection Act 1986, Central Pollution Control Board Guidelines and any other applicable statutes as amended from time to time will prevail over the respective provisions of this Development Plan.

8. Constructions/development in archeologically important and heritage sites in the Development plan area shall be regulated/prohibited as per the Ancient Monuments and Archeological Sites and Remains Act 1958 and the Ancient Monuments and Archeological Sites and Remains (Amendment and Validation) Act 2010 and its amendments from time to time.

9. Regulation of constructions and/or land developments on the sides of new roads/roads proposed for widening as per the Development Plan shall be governed by the distance from the centerline of the road unless otherwise specified in the Development Plan or any detailed road alignments approved by the Government. If widening on one side of any stretch of the road is constrained due to the physical barrier of water body and railway land, the road widening in that stretch shall be accounted from the other side.

10. In land up to depth of 100 m, on either side of the road, having an existing or proposed width of 12 m or more, uses listed under Commercial use zone, Public & Semi-public use zone and Residential use zone-II may be permitted by the Secretary in Residential use zone -I, Residential use zone-II and Public & Semi- public use zone if not allowed otherwise by these zoning regulations. Provided that if the plot extends beyond this boundary, uses permitted as above may be provided for the entire plot except in Ecologically Sensitive Area and Existing water logged area.

11. In land up to depth of 150 m, on either side of the road, having an existing or proposed width of 20 m or more, uses listed under Commercial use zone, Public & Semi-public use zone and Residential use zone-II may be permitted by the Municipal Secretary in Residential use zone -I, Residential use zone-II and Public & Semi-public use zone if not allowed otherwise by these zoning regulations. Provided that if the plot extends beyond this boundary, uses permitted as above may be provided for the entire plot except in Ecologically Sensitive Area and Existing water logged area.

12. Projects of Central/State Government, Local Self Government Institutions, Public Sector Undertakings, other Government Institutions and Government approved projects and schemes may be permitted with the concurrence of the Town Planner in all zones.

13. Expansion/ modification of existing public and semi-public buildings, hospitals, educational institutions, industrial establishments in Annexure I and their incidental uses shall be permissible in its adjacent plots

irrespective of the zoning regulations proposed in such plots, subject to the provisions of Paddy Land and Wet Land Act, Coastal Regulation Zone notifications in force.

14. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 as amended from time to time, shall be applicable in the Development plan area.

15. No person shall construct any building within 2m for water bodies having width less than 10m, 3m for water bodies having width upto 20m and 5m for other water bodies having width greater than 20m , from the boundary of Water bodies other than ponds in the Development plan.

16. Provision of septic tank must be made mandatory for obtaining building permit.

17. 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 uses permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the Town Planner or Chief Town Planner as the case may be.

18. In privately owned land which is zoned for Public and Semi-public use zone, the Secretary may, based on Council Resolution with the concurrence of the Town Planner shall permit such uses permitted/uses restricted -1/ uses restricted- 2 of the adjacent land use zone, if there are no records available with the Thalassery Municipality regarding any proposal for acquiring that particular privately owned land for any public use at the time of application.

19. Transmission/telecommunication towers, wireless stations, Electric Vehicle Charging Stations, ATMs, water tanks, and public utility buildings/structures shall be treated as permitted uses in all zones except in Agricultural use zone, Ecologically Sensitive Areas, Existing water logged areas.

20. Solid Waste Management Unit, Sewage/ Septage Treatment Plant, Material Collection Facility (MCF) , Resource Recovery Facilities (RRFs) and Water Treatment Plant shall be treated as permitted uses in all zones except in Existing water logged areas, unless otherwise specified anywhere in the Development Plan.

21. Operational constructions as defined in the Kerala Town & Country Planning Act 2016 shall be treated as permitted uses in the Development Plan Area.

22. If widening of existing roads or formation of new roads has been implemented to its full proposed width as envisaged in the Development Plan, but with change in the alignment of the land parcel in stretches excluded from the original alignment may be changed to adjacent suitable land use zone in the Development Plan, with the concurrence of the Town Planner.

23. Width of the access road mentioned in this zoning regulations shall be the whole right of way of the existing road including service roads, if any.

24. In case of uncertainty in identifying the land use, the alignment and boundary of drain, canal, river, existing public road, railway land due to the absence or change in the survey boundaries and survey numbers entered in the Development Plan, it shall be referred to the actual position on ground as well as revenue

records and appropriate decision can be taken by the Secretary.

25. If different land use zones falls within a single plot, all uses permitted as per zoning regulations of any land use zones falling within that plot may be permitted by the Secretary in the plot. If application submitted includes any of the restricted uses of any of land use zone or permitted uses/restricted uses of other zones included, the Secretary shall issue permit with the concurrence of Town Planner/Chief Town Planner, as the case may be. However, for the part of the plot which comes under Ecologically Sensitive Area, Existing water logged area and rivers, canals, etc, this provision shall not be applicable.

26. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the Development Plan in consultation with the Chief Town Planner concerned.

Table No. 1

Sl. No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
1.	**Residential use zone I**			
1.1	Residential buildings including single or multifamily dwellings, residential flats/apartments, Night Shelters, Orphanages, Convents, Resorts, Old Age Homes, Dharmasala, Hostels, Residential Quarters, Pain & Palliative care centers, rehabilitation centers.			Any other use not specified
	Total floor area of following buildings limited to 500 m^2 Shops, professional offices, commercial offices (banks & other financial Institutions), restaurants, canteens, Hotels	Public utility areas and buildings other than those included in the permitted use		
	Total floor area of following buildings limited to 1500 m^2. Ashram, Mutt, Madrasa, Places of Worship, Religious institution	**Total floor area of following buildings above 1500m^2** Ashram, Mutt, Madrasa, Places of Worship, Religious institution		
	Total floor area of following buildings limited to 300m^2. Cottage Industries, Service industries of non-nuisance type (Annexure 1). Poultry farm, Dairy, Kennel, etc. Automobile workshops for two/ three wheelers	Fuel filling stations, Cremation Ground/ Crematorium, Burial Ground/ Common Vault.		

Sl. No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Educational institutions essentially serving the needs of residential community such as Day Care, Creche, Nursery Schools, Kindergartens and schools offering general education (up to Higher Secondary School level).			Any other use not specified
	Total floor area of following buildings limited to 500m^2. Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres, dialysis units etc.			
	Total floor area of following buildings limited to 500m^2. Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Swimming Pool, Libraries, Reading Room etc.			
	Utility Installations and Civic Amenities essentially serving the needs of residential community such as Post office, Police station, Telephone exchange, Fire station, Tot lots, Parks, Play grounds, Turf Courts, Open Air Theatre, Indoor and Outdoor Courts			
	Plant nurseries, Pump houses, Wells, and Irrigation Ponds			

Sl. No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
1.2	*Provided that the access road has a width of 7m minimum.*			
	Automobile workshops / service stations **Total floor area of following buildings limited to 1000 m^2.** Hospitals, Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centers and Art Gallery Shops, godowns, Professional Offices, banking and financial institutions-	Higher educational institutions Parking Plaza LPG godown (excluding bottling plants and bulk storage) - **the floor area limited to 200 m^2.**		Any other use not specified
1.3	*Provided that the access road has a width of 12m minimum.*			
	Auditorium / Wedding Halls / Convention Centres/ Community halls / Movie Halls Shops, professional offices, godowns, Lodges, Hotels, banks & other financial institutions. Hospitals.		Multiplex Complex	Any other use not specified
2.	**Residential use zone II**			
2.1	Residential buildings including single or multifamily dwellings, residential flats/apartments, Night Shelters, Orphanages, Convents, Hostels, Resorts, Old Age Homes, Dharmasala, Residential Quarters, Pain & Palliative care centers, rehabilitation centers.			Any other use not specified

Sl. No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Total floor area of following buildings limited to 1000 m^2. Shops, Professional offices, Commercial offices (banks & other financial Institutions), Restaurants, Canteens, Hostels, Hotels.			Any other use not specified
	Total floor area of following buildings limited to 1500m^2. Ashram, Mutt, Madrasa, Places of Worship, Religious institutions	**Total floor area of following buildings above 1500m^2.** Ashram, Mutt, Madrasa, Places of Worship, Religious institutions		
	Cottage Industries, Service industries of non-nuisance type (Annexure 1).	Fuel Filling Stations		
	Educational institutions essentially serving the needs of residential community such as Day Care, Creche, Nursery Schools, Kindergartens and schools offering general education (up to Higher Secondary School level).			
	Total floor area of following buildings limited to 1000m^2. Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres, dialysis units etc.			
	Total floor area of following buildings limited to 1000m^2. Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium / Yoga Centers, Swimming Pool, Libraries, Reading Room etc.	Public utility areas and buildings other than those included in the permitted use		

Sl. No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Utility Installations and Civic Amenities essentially serving the needs of residential community such as Post office, Police station, Telephone exchange, Fire station, Tot lots, Parks, Play grounds, Turf Courts, Open Air Theatre, Indoor and Outdoor Courts			Any other use not specified
	Plant nurseries, Pump houses, Wells, and Irrigation Ponds.			
	Automobile workshops for two/ three wheelers, weigh bridge, Parking Plaza			
2.2	*Provided that the access road has a width of 7m minimum*			
	Total floor area of following buildings limited to 2000m^2. Hospitals, Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Movie Halls/ Exhibition Centers and Art Gallery Shops, godowns, Professional Offices, banking and financial institutions	LPG godown (excluding bottling plants and bulk storage)		Any other use not specified
	Automobile workshops, Automobile service stations	Higher educational institutions		
2.3	*Provided that the access road has a width of 12m minimum*			
	Hospitals, Auditorium / Wedding Halls / Community halls/ Convention centres/ Movie halls. Shops, professional offices/ commercial offices, godowns, Lodges, Hotels, banks & other financial institutions.		Multiplex Complex	Any other use not specified

Sl. No.	Uses Permitted	Uses Restricted-2	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
2.4	*Provided that the access road has a width of 15m minimum*			
			Bus Terminals/stand, lorry stand	Any other use not specified
3	**Commercial use zone**			
3.1	All shops including shopping complexes, shopping malls, hypermarkets, restaurants, hotels, Canteens, Markets, Multiplex, Professional offices, commercial offices & establishments, banking and financial institutions, IT /software units, Godowns/ warehouse/ storage of Non-hazardous materials, stacking yards.			Any other use not specified
	Expansion of existing residential buildings, Single Family Residence-floor area up to 300m^2. Residential flats/ apartments with street facing ground floor for commercial use only, night shelters, orphanages, old age homes, dharmasala, hostels and boarding houses, lodges and guest houses, Places of worship, Religious institutions Ashram, Mutts, Madrasa. Day care, Creche, Nursery/ Kindergarten.			
	Government or public sector offices, expansion of existing educational institutions, Public utility areas and buildings.			

Sl. No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Pain and palliative care centres Social welfare centres, library and reading rooms, Exhibition centres			Any other use not specified
	Total floor area of following buildings limited to 2000m^2. Clinics, diagnostic centres and hospitals	**Total floor area of following buildings above 2000m^2.** Hospitals and Health Centres		
	Cottage industries, automobile workshops, Automobile Service Stations, Cold storage, All non—nuisance industries (see Annexure I) weigh bridges, printing press, IT hardware, electronic industries	Fuel Filling Stations, Container terminal, dairy and poultry farms.		
	Art gallery/ Museum, Auditorium, Movie Halls, Wedding Halls, Convention centres, Community Halls Gymnasium, yoga centre, recreation club.		Multiplex Complex	
	Tot lots, Parks & playgrounds, fair grounds, open air theatres.			
	Parking plaza		Transport terminals.	
4	**Public and Semi-public use zone**			
4.1	Local/ State/ Central Government/ Public Sector Offices and Other Related Public Buildings, Hospitals and allied uses, educational buildings, Residential Quarters incidental to public and semi public use, Buildings for incidental uses.	Cremation Ground/ Crematorium, Burial Ground, Common Vault.		Any other use not specified

Sl. No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Public Utility Areas and Buildings, library and reading rooms, social welfare centres, museum, indoor and outdoor stadiums, swimming pools, exhibition centres and art gallery, Additions and alterations to the existing public and semi public buildings including addition of new blocks without altering the use. Pain and palliative care centres, Places of worship and Religious buildings	Convention centres, Parking Plaza, Fuel filling station, lorry stand.	Bus terminal/stand.	Any other use not specified
	Total floor area of following buildings limited to 1500m^2. Auditorium / Wedding Halls / Community halls	**Total floor area of following buildings above 1500m^2.** Auditorium / Wedding Halls / Community halls		
	Tot-lots, playground, open air theatre, camping site			
5.	**Industrial use zone**			
5.1	Non-nuisance industries (Annexure – I), godowns, Storage and handling of non-hazardous materials.	Cremation Ground/ Crematorium, Burial Ground, Common Vault.		Any other use not specified

Sl. No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Automobile wash stalls, automobile workshops, automobile service stations, service garages with repairing facilities, Weighbridges, welding workshops, spray painting workshops, saw mills, timber mills, ice factory, cold storage, fish and meat processing units, printing press, marble and granite storage and cutting centres.	Storage of Explosives and Fire Works, Gas Godowns, Crusher Units. Dumping Yard. Slaughter House Container Terminals with access width of 18m minimum. Obnoxious and nuisance type Industries (See Annexure-II). Fuel Filling Stations		Any other use not specified
	Industrial estates & industrial parks, IT/ ITES software units			
	Residential uses incidental to the industrial use			
	Dairy and dairy farms, piggery farms, poultry farms			
	Any other activity essentially incidental to industrial use			
	Residential building –**floor area upto 200 m^2**			
6	**Transportation and Communication use zone**			
	Transport terminals such as bus terminals/ stand, truck/lorry stand, auto rickshaw stand, taxi/jeep stands, container terminals (minimum access width required – 12m) Any incidental uses to the transport terminal such as parking plazas, Multiplexes, Retail shops, Restaurants, Canteen, ATM's, Residential buildings, night shelters, guest houses and lodges, offices			

Sl. No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
	Public utility areas and buildings, parks, and any other uses which are integral or essential part of a transport terminal project.			Any other use not specified
7.	**Agricultural use zone**			
7.1	Paddy cultivation, Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Green Houses, Pump House (up to $10m^2$) / Wells and Irrigation Ponds without any building construction			
	Constructions/land developments in conformity with the Conservation of Paddy Land and Wet Land Act in force in lands designated as paddy land or wet land under the said Act. If a paddy land or wet land gets duly converted as per the provisions of Kerala Conservation of Paddy and Wetland Act 2008 and subsequent amendments , those uses permitted in Residential zone I shall be made permissible in that land as the case may be.	If a plot in the Agricultural use zone is not included as paddy land or wet land in existing land revenue records and data bank, Uses permitted/restricted-1 of Residential zone I shall be applicable to that plot also.		

Sl. No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
8.	**Playground, parks and open spaces**			
8.1	Any construction/land development essential for the development/ improvement of open air recreational facilities. Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds etc. and similar uses Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Public utility buildings, Zoological and Botanical Garden, Bird Sanctuary and similar uses Turf Courts, Indoor and Outdoor Courts	**Total floor area of following buildings limited to 200m^2.** Restaurants/ cafeteria, ATM's incidental to main use		
9.	**Ecologically sensitive area**			
9.1	*Note: No construction is allowed in water logged areas and areas with mangrove forests and 2 m buffer from water bodies having width less than 10m, 3m buffer from water bodies having width upto 20m and 5m buffer from other water bodies having width greater than 20m, from the boundary of Water bodies other than ponds in the Development plan.*			
	Paddy fields, Agriculture/ Horticulture/ Fodder cultivation/Pastures/Grazing grounds/Fish growing/Aquaculture without disturbing existing mangroves.	Permitted uses in Residential use zone I in conformity with the Coastal Regulation Zone Notifications and Conservation of Paddy Land and Wet Land Act in force.		
	Construction of single family residential buildings –floor area upto 300m^2 in conformity with the Coastal Regulation Zone Notifications and Conservation of Paddy Land and Wet Land Act in force			

Sl. No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
10	**Existing water logged area**			
10.1	*Note: Such areas shall be conserved in its existing status,* *No construction is allowed in water logged areas and areas with mangrove forests*			
		If a plot in the existing water logged area is not included as wetland or water body in existing land revenue records, based on field verification, permitted/ restricted uses of any land use zone adjacent to the existing water logged area shall be applicable to that plot also.		
11	**Railway Broad Gauge**			
11.1	Constructions and activities permitted by the Railway Authorities.			
	Projects of Central/State Government, Local Self Government Institutions, Public Sector Undertakings, other Government Institutions and Government approved projects and schemes may be permitted in lands owned by State/ Central Government Departments which is zoned as Railway Broad Gauge in the Development Plan for Tellicherry Town	In privately owned land which is zoned for Railway Broad Gauge , the Secretary may, with the concurrence of the Town Planner permit such uses permitted/uses restricted-1 & 2 of the adjacent zones in the Development plan		

Sl. No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
(1)	(2)	(3)	(4)	(5)
12.	**Rivers, Canals, etc.**			
12.1	Boat jetties, bridges, retaining walls, fish landing centers, Water sports, Fish farming.			

General Notes:

1. For the purpose of these regulations, floor area means the total floor area on all floors of the building as per KMBR in force

2. Subject to 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.

3. GUIDELINES FOR LARGE SCALE PROJECTS

Large Scale development proposals in an area not less than 2 hectares, exceeding an investment of 50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 100 may be permitted in all zones other than Playground, Parks & Open spaces, subject to the recommendation of a committee to be constituted by the Government for this purpose, as per prevailing KMBR, under the Chairmanship of the Principal Secretary/Secretary to Government , Local Self Government Department. The Chief Town Planner, Local Self Government Department (Planning) is the Convenor of the committee, with Director Local Self Government Department (Urban), District Town Planner, LSGD Planning Kannur and the Secretary, Thalassery Municipality as its members .

The project shall satisfy the following conditions:-

a) The developer shall produce project cum feasibility report and environmental impact assessment report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.

b) The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.

c) Adequate provision shall be made for supporting infrastructure such as water supply, Sewerage, Solid Waste Management etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his /her cost.

d) Adequate Memorandum of Understanding between the developer and Secretary of Local body concerned shall be undertaken to bring this into effect.

e) Minimum access width shall be as per Rule 28 of KMBR 2019 and its subsequent amendments

f) The project shall be completed within a period of 5 years.

ANNEXURE I

Type of non - obnoxiousand non-nuisance type of service or light industries permissible in residential zone

1. Production of copra
2 Processing of arecanut
3. Rice and Flour Mills.
4. Production of rice, flour etc., by hand pounding.
5. Processing oil by ghani.
13. Manufacture of hydrogenated oil.
14. Manufacture of "aval" (Beaten rice) appalam.
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 of Cardamom, ginger, pepper etc.
6. Production of Khandsri for sugar-cane
7. Carrying and preservation of fruits and production of jam, jelly etc.
8. Processing and preservation of cashew nuts.
9. Bakeries.
10. Production of Dairy Products.
11. Oil mills (vegetables)
12. Extraction of 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, bobbers 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, Ayruvedic medicine etc.
62. Manufacture of agarbathi and other cosmetics.
63. Manufacture of plastic products such as nameplates etc.
64. Manufacture of lemongrass oil, candles etc.
65. Manufacture of cement products such as well-keros, 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, etc.
80. Manufacture of small machine tools and machine parts.
81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82. Manufacture of electrical machinery and repairing of electric motors armature winding etc.
83. Manufacture and repairing of electric fans.
84. Charging and repairing of batteries.
85. Repairing of radios, microphones etc.
86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87. Bodybuilding of motor vehicles.
88. Manufacture and repairing of motor engine parts and accessories.
89. Servicing and repairing of motor vehicle
90. Manufacture of cycles, parts and accessories.
91. Manufacture and repair of boats and barges.
92. Manufacture and repairing of animal drawn and hand drawn vehicles.
93. Repairing of photographic equipments, 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. Miscellaneous non-nuisance industries other than those included in Annexure 2 list.
101. Industries classified as Green category by State/Central Government.

ANNEXURE II

List of obnoxious or nuisance industries subject to objectionable odours, fumes, effluents or processors to be located in Hazardous zone

(Grouped under Indian Standard Industrial Classification)

I Manufacture of Food Stuff:

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

II Manufacture of Beverages:

(2) Production of distilled spirits, wines, liquor, etc., from alcoholic malt, fruits and malts in distillery and brewery.

(3) Production of country liquor and indigenous liquor such as toddy, liquor form mahua, palm juice.

III Manufacture of Textiles:

(4) Dyeing and bleaching of cotton

IV Manufacture of Wood and Wooden Products:

(5) Sawing and 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 skins and preparation of finished leather.

VI Manufacture of rubber, petroleum and coal products:

(10) Manufacture of tyres and tubes.

(11) Manufacture of Industrial and synthetic rubber.

(12) Reclamation of rubber.

(13) Production of petroleum, kerosene and other petroleum products in refineries.

(14) Production of chemicals and chemical products.

VII Manufacture of chemicals and chemical products:

(15) Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric acids, etc.) ammonia, chorine and bleaching powder manufactures.

(16) Manufacture of dyes, paint, colours and varnishes, printing ink.

(17) Manufacture of fertilizers (Especially from organic materials).

(18) Manufacture of disinfectants and insecticides.

(19) Manufacture of ammunition, explosive and fireworks.

(20) Manufacture of matches.

VIII Manufacture of Non-metallic mineral products other than petroleum and coal:

(21) Manufacture of cement and cement products.

(22) Manufacture of Lime.

(23) Manufacture of Plaster of Paris.

IX Manufacture of basic metals and their products:

(24) Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.

(25) Manufacture including smelting, refining, etc., or nonferrous metals and alloys in basic forms.

(26) Manufacture of Armaments.

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

(27) Manufacture of all kinds of battery.

XI Miscellaneous items not covered above:

(28) Incineration, reduction or dumping of offal, dead animals' garbage or refuse.

(29) Manufacture of gelatin and glue.

(30) Fat, tallow, grease or lard refining of manufacture.

(31) Bone meal, bone grist and bone powder.

(32) Manufacture of cashew nut shell oil.

(33) Other similar types of nuisance industries.