DEVELOPMENT PLAN FOR TELLICHERRY (THALASSERY) TOWN

VARIATION – 2007

BRIEF REPORT

Municipal Council of Thalassery

Department of Town and Country Planning

GOVERNMENT OF KERALA

DEVELOPMENT PLAN FOR TELLICHERRY (THALASSERY) TOWN VARIATION – 2007

1. INTRODUCTION

Tellicherry is the largest tow in Kannur District and is the headquarters of Tellicherrry Taluk; The town comprises and area of 23;96 sq.km, with a population of 99387 as per 2001 census. The variation-2007 scheme (planning) area comprises an area of only 15.35 sq.km, as a continuation of the previous planning area of the sanctioned scheme. A scheme for the total Municipal area including the jurisdictional change (with the added Panchayat) will be prepared in the next revision.

1.1 Need for variation

The Development Plan (The General Town Planning Scheme) for Tellicherry Town was sanctioned under section 14 of the Madras Town Planning Act 1920, as per G.O(MS) No.218/83/LA&SW dated 29th November 1983. The designed plan period of the said plan was 20 years. Now it has become high time for the revision of the scheme to cope with the future Town . Owing to the improvements in the economic activities of the area, few land use changes had also occurred. Thrust for residential developments resulted, in the conversion of certain parcels of agriculture land. There is also a change in the alignment of the proposed NH-17 bye pass from that envisaged in the sanctioned plan. Also Government by order permitted reduction in width of the proposed width of certain roads from that envisaged in the plan.

Hence, it is decided to vary the said scheme for the purpose making the scheme compatible to the present development scenario to the extent possible as an immediate measure, until the scheme is further revised after detailed studies.

2. METHODOLOGY

The town planning schemes prepared under Madras Town Planning Acct-1920 and rules framed there under, determine the line in which the improvement and development of the areas included in the scheme takes place. The changes in development patterns and priorities together with other ongoing developments and requirements of the public necessitates periodic variation off the sanctioned Master Plans/Development Plans and Detailed Town planning Schemes. Section 15 of Madrras Town Planning Act provides for the variation of sanctioned Town Planning scheme, with a subsequent scheme published and sanctioned in accordance with the Acct. It is essential that a comprehensive General Town Planning Scheme prepared for the entire Thalassery Municipal Area, so that the future

developments of the area can be guided within the framework of that plan. However the present variation is intended on apart variation of the sanctioned scheme with out incorporating jurisdictional changes of the Municipal area.

Also there are 3 Sanctioned Detailed Town Planning Schemes in Tellicherry municipal area, which will be statutory and will prevail over this varied Development Plan.

1. Detailed Town Planning Scheme for New Bus stand area - GO(Ms) No.70/88/LAD, Dt 27.05.1988
2. Detailed Town Planning Scheme for Jubilee Market area - GO(Ms) No.104/86/LAD, Dt 03.06.1986
3. Detailed Town Planning Scheme for Vayalalam area - GO(Ms) No.100/92/LAD, Dt 24.04.1992

3. Development Plan for Tellicherry Town

For the implementation and enforcement of the proposal envisaged in the sanctioned Development Plan for Thalassery Town covering the entire are of the then Tellicherry Town (except the newly added portion of Kodiyeri village) was zoned under various categories such as

1) Residential use zone
2) Mercantile or Commercial use zone
3) Industrial use zone
4) Public and semi-public use zone
5) Sector Center
6) Parks and open spaces
7) Transport and Communication zone
8) Water Logged areas and agricultural reservations
9) Hazardous use zone

4. Development Plan for Tellicherry (Thalassery) Town Variation – 2007

4.1 Existing Land use Map 2006

The variation proposal made to the sanctioned scheme area of the Town is based on a land use updation survey conducted to study the existing scenario of the town. The map 1 represents the same.

4.2 Variation – 2007

Considering the development trend of the town as assessed in the updated land use survey, the Town area have been re-zoned under various categories such as,

1) Residential Zone I
2) Residential Zone II
3) Commercial Use Zone
4) Industrial Use Zone
5) Public and Semi-public use Zone
6) Playground, Parks and open spaces
7) Transport & Communication Zone
8) Agriculture use zone
9) Environmentally sensitive areas and watterr bodies

Map No.2 – the varied development plan is appended herewith. In the aea, around the CBD a mixed development of residential, commercial and public and semipublic uses are permitted. The zoning regulations for this zone enable all these uses.

The sides of Eranholi River and water – logged area is zoned as ecologically sensitive areas. The CZM plan is applicable in such areas and the Coastal Zone Regulations as such will be applicable.

The areas zoned for Industrial use in Morakkunnu and Kolasseri area off the town could not be materialized and the areas are being developed as residential area. The land around the recently constructed municipal industrial estate in Manjodi area is now showing a trend of industrial development. This area previously marked as agricultural area is there proposed as industrial zone.

Certain areas which existed as agricultural area were previously zoned as agriculture zone is now proposed as residential use zone I as these areas are developed residentially. The areas now zoned for agriculture use is the actual agricultural area/ paddy field a per updated land use survey and which are proposed to be retained a such.

4.3 Circulation Plan

The circulation plan of the Sanctioned Plan will continue as such. A very few stretches of roads according to specific Govt. order the widths are varied, which are given below. Circulation pattern will be decided after detailed Traffic and Transportation Survey and will be incorporated in the next revision, which has to be carried out with boundary change (Added new Panchayat to Municipality). The building line provisions envisaged in the sanctioned Development Plan will continue for construction of buildings abutting all roads within the scheme boundary. The National Highway-17 Bye-pass re-aligned as per the actual alignment along which land has already been acquired by PWD (N.H).

Variation of the circulation plan is proposed only to the following extent.

1. Width of proposed New Bus stand road is reduced to 15 m from the envisaged /20m as per the Sanctioned Development Plan and DTP scheme for New Bus Stand Area, Tellicherry. This change has been incorporated as per Govvernemtt letter No. 1818/M2/2002/LSGD. Dated 15/03/2002.
2. Width of proposed road connecting Ne Bus stand road to Mukundamallaer road is reduced to 14 me from the envisaged width of 18 m in the Sanctioned Developmentt Plan and DTTP scheme for New Bus Stand area, Thalasserry . This change has been incorporated as per Government letter No. 39176/G1/05/LSGD, Dated 4/4/2006.

5. Implementation of the Development Plan for Tellicherry Town variation -2007

The Map No.7 (Proposed Land Use for Tellicherry Town by 19910 of the Development plan for Tellicherry is revised incorporating the above mentioned variations and is appended as Map No.II. The zoning regulations in Part III " implementation of the plan" in the document of the Sanctioned Development Plan for Tellicherry is replaced as given below. All future developments shall be in conformity with the Development Plan for Tellicherry, Variation-2007 Map No.II and the corresponding amended zoning regulations.

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ZONING REGULATIONS

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

   Uses 'permitted' in a zone cover the uses that can be normally accommodated in the relevant zone, Such uses may be permitted by the Secretary, Tellicherry Municipality hereinafter referred to as the Secretary. In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special locational factors. Such cases which come under this category are classified as "Uses Restricted". Restricted –I category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the District office of the Department of town and Country Planning. Restricted-2 category deals with the uses that shall be restricted by the Seccretarry with the concurrences of the Chief Town Planner of the Department of Town and Country Planning.

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

3. Zoning regulations are not intended to prohibit existing uses tthatt have been lawfully established prior to the enforcement of these regulations , unless otherwise specifically mentioned in this scheme. They are essentially intended to help the competent authority in decisions regarding granting or refusal of permits for land development and construction of buildings/ structures.
4. If any portion of a zone is put to a " Use Prohibited" as stated in Para 2, before the sanctioning of the scheme, such use shall be termed as *non-conforming* use. A *non-conforming* use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that he said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction , if found necessary as paart of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Chief Town Planner.
5. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all the zones and shall not constitute non-conforming uses.
6. Regulation of constructions and land developments on the sides of new roads/roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified I the scheme or in any detailed road alignment approved by the Chief Town Planner.

General Notes:

i. Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building, provided that the total floor area of such a building shall not exceed the maximum floor area permitted for any of such use premises in that use zone

ii. For the purpose of these regulations, floor area of the building on all floors.

iii. In land to a depth of 50 m in residential zone I and 100m in residential zone II, and Commercial zones, on either sides of roads having a width of 12 m or more, uses permitted in commercial and public and semi public zones may also be permitted by secretary if such uses are not allowable otherwise in the zoning regulations.

7. RESIDENTIAL USE ZONE I:

7.1 Uses Permitted:

Residential Use Premises:

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

Other use Premises

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

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

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

7.2 Uses Restricted – I:

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

7.3 Uses Restricted –II

Fuel Filling Stations

7.4 Uses Prohibited

All other use premises not mentioned above.

8. RESIDENTIAL USE ZONE II:

8.1 Uses Permitted:

All uses that are permitted in Residential Use Zone

Ashram/Mutt, Guest Houses/Lodges

Shops, professional Offices, Banking and Financial Institutions, Commercial Offices/Establishments, Restaurants/Canteen/Hotels, Gymnasium/Yoga Centres, Community Halls, Diagnostic Centres, Social Welfare Ceners-floor area upto200 sq.m.

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

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

Parking Plaza, Taxi/Jeep Stand

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

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

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

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

Weigh Bridges;

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

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

Markets –Plot Area upto 500 sq.m;

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

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

Educational institutions of higher order

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

Markets – Plot Area above 500 sq.m;

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

Automobile workshops/Automobile Service Stations for Heavy Vehicles

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

Hospitals & Health Centres – (upto 300 beds)

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

8.2 Uses Restricted 1

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

8.3 Uses Restricted 2

Bus terminal/Stand, Lorry stand, Container Terminals

8.4 Uses Prohibited

All other use premises not mentioned above

9. COMMERIAL USE ZONE:

9.1 Uses Permitted:

Commercial Use Premises:

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

Residential Use Premises:

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

Other use Premises:

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

Parks & play grounds, Fair Ground, open air Theatre

Parking Plazas, Transport terminals

Plant Nursery

9.2 Uses Restricted – I:

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

9.3 Uses Restricted – II:

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

9.4 Uses Prohibited

All other use premises not mentioned above.

10 INDUSTRIAL USE ZONE

10.1 Uses permitted:

Industrial Use premises:

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

Commercial Use premises:

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

Residential Use premises:

Residential uses incidental to the industrial use.

Other Use Premises:

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

10.2 Uses Restricted-II

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

10.3 Uses Restricted-II

Fuel Filling Stations, Junk yards, Cremation Ground/Crematorium, Burial Ground/Common Vault, Slaughter Houses, Storage of Explosive and fire works, Gas Go Downs, Saw mills with timber Yard, Fish/Meat processing centres, Dumping yards, Sewage Treatment Plants.

10.4 Uses Prohibited

All other use premises not mentioned above.

11. PUBLIC & SEMI PUBLIC USE ZONE:

11.1 Uses Permitted :

Public and semi public use premises

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

Residential Use Premises

Residential uses incidental to the public 7 semi public uses.

Commercial Use Premises:

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

Other Use premises:

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

11.2 Uses Restricted -I:

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

11.3 Uses Restricted -II:

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

11.4 Uses Prohibited

All other use premises not mentioned above.

12. PLAY GROUND, PARKS AND OPEN SPACES

12.1 Uses permitted:

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

12.2 Uses Restricted -I:

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

12.3 Uses Restricted –II:

i. Parking Plazas

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

12.4 Uses Prohibited

All other use premises not mentioned above.

13. TRANSPORTATION AND COMMUNICATION USE ZONE

13.1 Uses Permitted:

Transportation Use Premises

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

13.2 Uses Restricted –I:

Parking Plazas, Transmission/telecommunication towers and Wireless Stations.

13.3 Uses Restricted –II

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

13.4 Uses prohibited

All other use premises not mentioned above.

15. AGRICULTURE ZONE

15.1 Uses permitted:

Agriculture Use Premises:

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

15.2 Uses Restricted –I:

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

15.4 Uses Prohibited

All other use premises not mentioned above.

16. ENVIRONMENTALLY SENSITIVE AREA

16.(A) Water logged areas

Such areas shall be conserved in its existing status.

16.(B) Ecologically sensitive areas.

16.(B). 1 Uses Restricted –I:

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

16.(B). 2 Uses Restricted –II:

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

16.(B).3 Uses Prohibited

All other ruse premises not mentioned above. Destruction of mangrove forests and land filling of water logged areas.

17. WATER BODIES

17.1Uses Permitted

Water landings , Pump Houses

17.2Uses Restricted – 1:
Fish farms

17.3Uses Prohibited
All other use premises not mentioned above