PART-IV

ZONING REGULATIONS

ZONING REGULATIONS

1. All future developments shall be in conformity with the provisions of Master Plan for Kasaragod Town and the Kerala Municipality Building Rules in force unless otherwise specified in these regulations.

2. For the implementation and enforcement of the proposals envisaged in this Master Plan, Kasaragod Municipal Area has been zoned under various categories as shown below.

Residential Zone

Commercial Zone

Public and Semi-public Zone

Traffic and Transportation Zone

Mixed Zone

Industrial Zone

Park and Open Space Zone

Hazardous Zone

Dry Agriculture Zone

Wet Agriculture Zone

River/Waterbody

Sandy Soil

Environmentally Sensitive Area

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 elsewhere in the Plan.

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, Kasaragod Municipality. 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 location factors. Such cases which come under this category are classified as "Uses Restricted".

Uses **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 Department of Town and Country Planning having jurisdiction over the area.

Uses **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 Department of Town and Country Planning "Used 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 3, 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 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 of the District office of the Department of Town and Country Planning having jurisdiction over the area.

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 centre line of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner concerned.

6. Uses permitted in residential, commercial and public and semi public zones may also be permitted by the Secretary in land to a depth of 100m in residential, commercial and dry agriculture zones on both sides of roads having an existing or proposed width of 12 m or more (As per Master Plan for Kasaragod Town), if such uses are not permissible otherwise as per these zoning regulations.

7. If a plot has different land use zones, the major land use zone of that plot can be extended to the remaining portion of the plot if the land uses of the plot are among residential zone, residential mix zone ,public and semi public zone ,commercial zone, industrial zone or dry agriculture zone.

8. Constructions and/or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the Kerala Conservation of Paddy land and Wet Land Act in force.

9. Expansion/addition and reconstruction of all existing 'permissible uses' included in Public and Semi Public Zones to the adjacent plots of the same owner at the time of sanction of the Plan, shall be permissible , subject to the Kerala Conservation of Paddy Land and Wet Land Act, CRZ Regulations in force and other applicable Acts, Rules and Government Orders in force in the State by the Secretary, with the concurrence of the Town Planner of the District office of the Department of Town and Country Planning having jurisdiction over the area.

10. Subject to the provisions as applicable to the Kerala Conservation of Paddy Land and Wetland Act, 2008, CRZ Notifications in force and other applicable Acts, Rules and Government Orders in force in the State, the Secretary with the concurrence of the Town Planner of the District office of the Department of Town and Country Planning having jurisdiction over the area, shall:-

a) permit in privately owned land which is zoned for Public and Semi Public Use, such uses that are permissible in adjacent land use zone, if there is no records available with the Local Self Government Institution 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 Wetland as per revenue records;

11. 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.

12. 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 Town Planner concerned.

GENERAL NOTES

1. Zoning Regulations will prevail over the provisions in Kerala Municipality Building Rules.

2.The provisions of Detailed Town Planning Schemes shall prevail over the provisions of the Master Plan where both Plans are in force in an area. There are 2 DTP schemes in Kasaragod Municipality viz; DTP Scheme for Central Area and DTP Scheme for New Bus Stand Area; where scheme rules will be applicable in lieu of the Master Plan.

3. Kerala Conservation of Paddy Land and Wetland Act and Coastal Regulation Zone Notification will prevail over all the provisions in this Master Plan.

4. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 under the Environment (Protection) Act, 1986 and its subsequent amendments, shall be applicable to the area under this Master Plan.

5. Subject to zoning regulations of the respective zones, more than one use may be combined in a building, provided that the total Built- up area of such a building shall not exceed the maximum Built- up area permitted for any of such use, in that zone. Also, the Built- up area of individual uses shall be limited to that prescribed by the zoning regulations for the zone.

6. For the purpose of these regulations, 'Built- up area' means the total area covered by the building at all floor levels.

7. No person shall construct any building within 3 m from any plot boundary abutting waterbodies or drains of width more than 2 m.

The Zoning Regulations for the various zones are as following:

Sl No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
1.RESIDENTIAL ZONE				
	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes. Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels - **built-up area limited to 200 m^2**. Cottage Industries including coir, Service Industries of non-nuisance nature (Annexure I) Educational institutions essentially serving the needs of residential community such as Day Care, Crèche, Nursery Schools, Kindergartens and schools offering general education (up to Higher Secondary School level). Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres, etc. having a **built-up area limited to 200 m^2**. Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium/ Yoga Centers, Swimming Pool, Libraries, etc. having a **built-up area limited to 200 m^2**.	Ashram, Mutt, Madrasa Places of worship Public utility areas and Public Utility buildings other than those included in the permitted category. Government (Local/State/ Central) or Public sector offices. Fuel Filling Stations Cremation Ground/Crematorium, Burial Ground/Common Vault		All uses other than specified.

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, water treatment plants below 5 MLD. Transmission Towers, Telecommunication Towers and Wireless Stations Plant Nurseries, Pump House, Dairy and Dairy farms and Poultry farms, Fish farm and seed farm Wells and Irrigation Ponds incidental to community needs.			
Provided that the access road has a width of 5 m minimum.				
	Automobile workshops for two/ three wheelers – **built-up area limited to 200 m^2**.			All uses other than specified.
Provided that the access road has a width of 8 m minimum.				
	Hospitals/Convention Centres/ Auditorium/ Wedding halls/ Community halls/Exhibition Centers and Art Gallery-**built-up area limited to 1500m^2** Shops/Professional Offices, banking and financial institutions – **Built-up area limited to 1500 m^2**.	LPG distribution centres/ Gas Go-downs (excluding Bottling plants and bulk storage) - the **built-up area limited to 100 m^2.** Educational institutions of higher order		All uses other than specified.

Sl No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
2.COMMERCIAL ZONE				
	All shops including shopping complexes, shopping malls, hypermarkets, restaurants, hotels, Markets. Godowns/ warehouse/ storage of Nonhazardous materials/ Stacking yards. Expansion of existing residential buildings, Single Family Residence **up to a built-up area of 300 m^2**. Residential flats/ apartments with lower two floors for commercial use only, night shelters, orphanages, old age homes, Dharmasala , hostels and boarding houses, lodges and guest houses, Ashram, Mutts, Madrasa. Day care, Crèche, Nursery/ Kindergarten. Transmission & Telecommunication Towers, Wireless Stations. Social welfare centres, library and reading rooms, exhibition centres, art gallery/ museum, auditorium/ convention centres Parking plaza, Transport terminals Gymnasium, yoga centre, recreation club. Office Buildings, Professional offices, Commercial offices & establishments, banking and financial institutions, IT software units.	Places of worship. Other public utility areas & Public utility buildings Fuel filling stations Government(Local/State/Central) or Public sector offices. Slaughter house	Multiplex complex buildings having more than one cinema hall/screen with **built-up area exceeding 12000 m^2**	All uses other than specified.

Sl No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	All non—nuisance industries (Annexure I), weigh bridges, printing press, IT hardware, electronic industries Clinics, diagnostic centres and hospitals with number of beds limited to 50. Tot lots, Parks and playgrounds, fair grounds, open air theatres.			
Provided that the access road has a width of 12 m minimum.				
	Hospitals & Health centres, Educational Institutions, Out-door games stadium,			All uses other than specified.
3.PUBLIC AND SEMI PUBLIC ZONE				
	Local/State/Central Government/Public Sector Offices and Other Related Public Buildings, Hospitals and allied uses, educational institutions, places of worship and religious buildings Residential Quarters incidental to public and semi public use. Public Utility Areas auditorium . 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 **built-up area limited to 200 m^2**.	Fuel Filling Stations Cremation Ground / Crematorium, Burial Ground, Common Vault, slaughter house.		All uses other than specified.

Sl No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
4. TRAFFIC AND TRANSPORTATION ZONE				
	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, Restaurants, and Canteen etc. with **built-up area limited to 200 m^2** Staff Quarters, Offices, Night Shelters, Guest Houses etc. incidental to the transport terminals Parking Plazas, Transmission Towers and Wireless Stations.	Public Utility Areas and Buildings Fuel Filling Stations Commercial, public &semipublic constructions which support transport terminal activities.	Container Terminals provided that the access has a width of 18 m minimum.	All uses other than specified.
5. MIXED ZONE				
	All uses that are permitted in Residential Zone, Commercial Zone and Public and Semi Public Zone Automobile workshops for 2/3 wheelers Service Industries of non-nuisance nature (See Annexure I) Civil defense and home guard. Parking Plaza, Taxi/Jeep Stand	All uses that are in Restricted –1 category of Residential Zone, Commercial Zone and Public and Semi Public Zone	All uses that are in Restricted –2 category of Residential Zone, Commercial Zone and Public and Semi Public Zone	All uses other than specified.

Sl No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
6. INDUSTRIAL ZONE				
	All industries other than obnoxious or nuisance type industries, Automobile Workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Cold Storage, Fish and Meat Processing Units, Printing Press, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Industrial Estates & Industrial Parks. Solid waste management system.	Public Utility Areas and Public Buildings. Cremation Ground / Crematorium, Burial Ground, Common Vault. Obnoxious or nuisance type industries (See Annexure II) Fuel Filling Stations		All uses other than specified.
7. PARK AND OPEN SPACE				
	Any construction/land development essential for the development/ improvement of open air recreational facilities. Fish Landings, Boat Jetties, Guided Boat Rides, Watch Towers, Eco Walk Ways, Water Sports Facilities, Fair Grounds etc. Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary, Eco Walk Way and similar uses	Public Utility Areas and Buildings which will not affect the character/use of the area. Restaurants/ cafeteria incidental to main use - **Built-up area limited to 200m^2**		All uses other than specified.

Sl No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
8. HAZARDOUS ZONE				
	Isolation Hospitals Waste Management Plants Saw mills with timber yards, Industries other than obnoxious or nuisance type Quarrying Solid waste management system. Poultry/Cattle/Pig/Rabbit farms	Hazardous and Industrial uses like Funeral, Cremation and Burial grounds with incidental buildings, Trenching ground and related constructions, junk yards, Slaughter house, obnoxious or nuisance type industries		All uses other than specified.
9. DRY AGRICLTURE ZONE				
	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. Residential Buildings - **Built-up area limited to 300 m^2.** Orphanages, old age homes, Dharmasala, ashrams, mutts, madrasa. Clinics (Outpatient) and diagnostic centres - **Built-up area limited to 200 m^2.**	Cremation ground/ crematorium, burial ground, common vault Slaughter house Obnoxious or nuisance type industries Storage of explosive and fireworks, Gas Godowns, Dumping Yard.		All uses other than specified.

Sl No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
	Shops, professional offices, commercial offices and establishments, banking and financial institutions, Gymnasium, Yoga Centres, restaurants, canteens- **Built-up 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. Day Care and Crèche, Nursery / Kinder Garten / Primary & Upper primary schools. Library and Reading Rooms, Godowns / warehouses/ Storage – non hazardous – **Built-up area limited to 200 m^2.** Cottage industries, Service industries of non-nuisance Nature (See Annexure -I) Automobile workshops for 2/3 Wheelers Tot Lots/Parks/Play Grounds, Saw Mills, Weigh Bridge. Auditorium/Wedding Halls/ Community Halls **Built-up area limited to 750 m^2.**			

Sl No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
10. WET AGRICLTURE ZONE				
	Paddy cultivation Agriculture/ Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ 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.	Minor Public Utility areas & Public utility buildings which will not affect the character of the area 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.		All uses other than specified.
11. RIVER/WATERBODY				
	All existing waterbodies shall be conserved. Bridges, Side Protection walls, Bathing Ghats, Jetty etc. may be permitted based on community level requirements , subject to CRZ Notification in force in CRZ areas. Paddy cultivation and fish farming activities in Waterlogged areas			All uses other than specified.

Sl No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
1	2	3	4	5
12. SANDY SOIL				
	All constructions in this zone shall comply with the provisions of CRZ Regulations in force.			All uses other than specified.
13. ENVIRONMENTALLY SENSITIVE AREA				
	All constructions in this zone shall comply with the provisions of CRZ Regulations in force.			All uses other than specified.

32.3 GUIDELINES FOR LARGE SCALE PROJECTS

a) Large Scale development proposals in an area not less than 2 hectares, exceeding an investment of Rs.50 Crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than Wet Agriculture Zone, Heritage and Park & Open space, subject to the recommendation of a committee to be constituted by the Government for this purpose, under the Chairmanship of the Secretary (Urban Affairs/Local Self Government Department) consisting of Chief Town Planner (Planning) concerned, of Kerala State Town and Country Planning Department and the Secretary, Kasaragod Municipality as members and the District Town Planner, Kasaragod District of the Kerala State Town and Country Planning Department as Convener and satisfying the following conditions:-

b) 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.

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

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

e) Maximum floor space index shall be 2 and Minimum access width shall be 12 meter.

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