PART IV

DEVELOPMENT REGULATIONS

32 ZONING REGULATIONS

For the implementation and enforcement of the proposals, zoning regulations are to be made. All zones mentioned in this plan are controlled with appropriate regulation for proper activity distribution at those areas, as detailed in Table 32.1. The following guidelines are to strictly follow, to ensure the planned development of the town.

1. All future development shall be in conformity with the provisions of the Master plan for Ponnani Town.
2. For the implementation and enforcement of the proposals envisaged in the master plan areas have been zoned under various uses such as Residential, Residential Mix, Commercial, Industrial, Public and semi public, Multifunctional, Traffic and Transportation, Park and open space, Wet cultivation, Dry Cultivation, Water bodies, Tourism Promotion, Environmentally sensitive, Water logged areas, Special use zones etc. Details regarding the nature of uses permitted, uses restricted and uses prohibited in each zone are given below. These regulations shall be enforced in conjunction with other specific provisions if any mentioned 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, Ponnani Municipality, hereinafter referred to as Secretary. In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually 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 permitted 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 permitted 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 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 centreline of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner concerned.
6. The Secretary shall ensure that all constructions and land developments, if any, in paddy lands and wetlands are in conformity with the provisions of the Conservation of Paddy Land and Wet Land Act in force in the state. The applications for land development or building construction in wet cultivation zone shall be considered in accordance with the provisions of the Conservation of Paddy Land and Wet Land Act, in force, in the state and othergovernment orders in the matter.Coastal Regulation Zone Notification will prevail over all the provisions in this Masterplan.
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.

Table 32.1 Zoning regulations

Sl No.	Uses Permitted	Uses Restricted-1	Uses Restricted-2	Uses Prohibited
9	**Residential Zone**			
9.1	Residential buildings consisting of single or multifamily dwellings, residential flats / apartments, residential quarters, night shelters, orphanages, old age homes, Ashram, Mutt, Madrasa. Cottage Industries including coir, Service Industries of non-nuisance Nature (See Annexure-I), with number of workers limited to 10 with power limited to 20 HP Educational institutions essentially serving the needs of residential community such as Day Care, Crèche, Nursery Schools, Kindergartens and schools offering general education (up to High school level). Utility Installations and Civic Amenities essentially serving the needs of residential community such as post office, ATM, police station, telephone exchange, fire station, tot lots, parks, play grounds, water treatment plants below 5 MLD Plant Nurseries, Fish farms, Pump House, Wells and Irrigation Ponds incidental to community needs. Zoological and Botanical Gardens / Bird Sanctuary, Camping Site Transmission Towers, Wireless Stations and Telecommunication Towers Floor area **limited to 300 m^2** Shops, Professional Offices, Commercial Offices, Banks & other Financial Institutions, Restaurants, Canteen, Hotels, Health institutions essentially serving the needs of	Places of Worship Public utility areas and Public Utility buildings Dairy & Dairy Farm, Poultry Farm	Cremation Ground/ Crematorium, Burial Ground/ Common Vault.	Any other uses not specified in column 2, 3 and 4.

	residential community such as dispensaries, clinics (Out Patient), Diagnostic Centres, Community facilities such as Community Halls, Recreational Clubs, Social Welfare Centres, Gymnasium /Yoga Centers, Swimming Pool, Libraries etc.			
9.2	**Provided that the access road has a width of 7m minimum.**			
	Higher Secondary Schools, Hostels and boarding houses. Floor area **limited to 500m²** Hospitals Floor area **limited to 1000 m²** Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centres and Art Gallery, Shops/Professional Offices, banking and financial institutions, IT Hardware/ Software units	Government (Local/ State/ Central), Public sector offices. Floor area **limited to 100 m²** Automobile workshops for two/ three wheelers		
9.3	**Provided that the access road has a width of 10m minimum**			
	Floor area **limited to 2000 m²** Hospitals, Convention Centres/ Auditorium/ Wedding Halls/ Community halls/Exhibition Centreswith **parking at 1.2 times that of KMBR.** Art Gallery, Shops/Professional Offices, banking and financial institutions, IT Hardware/ Software units.	Parking plazas	Fuel Filling Stations	
10	**Residential Mix Zone**			
10.1	All uses that are permitted in Residential Use Zone Hostels and boarding houses. Automobile workshops for 2/3 wheelers, Service Industries of non-nuisance nature (See Annexure I) engaging not more than 25 workers without power or 15 workers with	Museum, Exhibition centres and art gallery, Places of worship Dairy & Dairy Farm, Poultry Farm	Fuel filling stations	Any other uses not specified in column 2, 3 and 4.

	power limited to 50 HP Local/State/Central Government/Public offices and other related public buildings Taxi/Auto/Jeep Stand			
10.2	**Provided that the access road has a width of 7m minimum**			
	Marble and Granite Storage Centres, Industrial Estates & Industrial Parks Automobile Workshops / Automobile Service Stations for Light Motor Vehicles, Service Industries of Non Nuisance Nature (see Annexure I) engaging not more than 20 workers with power limited to 75 HP. Floor area **limited to 200 m²** Weigh Bridge, Godowns/ Warehouses/ Storage non-hazardous Floor area **limited to 500 m²** Diagnostic Centres, Clinics (Out Patient) Floor area **limited to 1000 m²** Shops, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Restaurants/Canteen, Hotels, IT Hardware/ Software electronic industries, Social Welfare Centres / Movie Halls/ Auditorium/ Wedding Halls/ Community Halls Floor area **limited to 3000m²** Hospitals			
10.3	**Provided that the access road has a width of 10m minimum**			
	Educational Institutions of Higher Order, Shops, Offices, Markets, Parking plazas Floor area **limited to 800 m²** Godowns / Ware houses/ Storage (non-hazardous) Floor area **limited to 2000 m²** Automobile workshops/ Automobile Service stations for Heavy vehicles/	Bus Terminals, Lorry Stands		

	Movie Halls/ Auditorium/ Wedding Halls/ Community Halls Floor area **limited to 5000 m²** Hospitals & Health centres			
10.4	**Provided that the access road has a width of 16m minimum**			
	Hospitals & Health centres, Movie Halls/Auditorium/Wedding Halls/ Community Halls		Container Terminal	
11	**Commercial Zone**			
11.1	All shops including shopping complexes, shopping malls, multiplex, hypermarkets, restaurants, hotels, markets. Professional offices, commercial offices & establishments, ATMs, banking and financial institutions, IT software units, Movie halls, Auditorium, Wedding Halls, Community Halls, Gymnasium/ Yoga centres Godowns / warehouse / storage of Non-hazardous materials, stacking yards. Cottage industries, automobile workshops, automobile service stations, cold storage, service industries of non-nuisance nature with number of workers limited to 25 without power or 15 workers with power limited to 50HP (See Annexe-I), saw mills, weigh bridges, printing press, IT hardware /software electronic industries, marble and granite storage / cutting centres, Ice plants Expansion of existing residential buildings, Single Family Residences, Residential flats/apartments with lower floor(s) for commercial use only, night shelters, orphanages, old age homes, Dharmasala, hostels and boarding houses, lodges and guest houses, Ashram, Mutts, Madrasa.	Fuel filling stations Saw Mills with Timber Yards Slaughter House Place of worship, Fisheries related industries		Any other uses not specified in column 2, 3 and 4.

	Government (Local /State/Central) or Public Sector Offices Day care, Crèche, Nursery/ Kindergarten, Renovation/Expansion of existing educational institutions Transmission & Telecommunication Towers, Wireless Stations. Social welfare centres, library and reading rooms, exhibition centres, art gallery museum, convention centres Tot lots, Parks & playgrounds, fair grounds, open air theatres, Parking plaza, Transport terminals Plant nursery, Fish farms, Storage of agricultural produces and seeds, Pump House, Wells and Irrigation Ponds Floor area **limited to 3000 m²** Clinics, diagnostic centres and hospitals			
11.2	**Provided that the access road has a width of 10m minimum**			
	Hospitals & Health centres, Outdoor games stadium.			
12	**Industrial Zone**			
12.1	All industries other than obnoxious and nuisance type industries (Annexure I), Automobile Workshops & Automobile Service Stations, Spray Painting Workshops, Saw Mills, Timber Yard, Ice Factory, Cold Storage, Fish and Meat Processing Units, Printing Press, Water Treatment Plants, Marble and Granite Storage and Cutting Centres, Industrial Estates & Industrial Parks, IT software/Hardware related industries, Government or Public Sector Offices Godowns/Warehouses/Storage of non-hazardous material, stacking yards, weigh bridge.	Other Public Utility Areas and Public Buildings. Cremation Ground / Crematorium, Burial Ground, Common Vault. Storage of Explosives and Fire Works, Gas Godowns, Crusher Units.	Fuel Filling Stations, obnoxious & nuisance type industries included under Annexure II	Any other uses not specified in column 2, 3 and 4

	Dairy and Dairy Farms, Dairy related Industries, Poultry Farms, Piggery Farm, Smoke House, Fisheries related industries, Ice plants, Dry Cleaning Plants, Power Plants, Sub Stations Transport Terminals incidental to industrial use. Transmission & Telecommunication Towers, Wireless Stations. Residential Uses incidental to the Industrial Use. Any other activity essentially incidental to Industrial use. Tot lots, Parks and Play Grounds attached to incidental residential use.	Sewage Treatment Plants, Dumping Yard. Slaughter House Container Terminals if access width more than 16m minimum.		
13	**Public & Semi Public Zone**			
13.1	Local/State/Central Government/Public Sector Offices and Other Related Public Buildings, Residential buildings incidental to public and semi-public use. Education buildings including Day Care, Crèche, Nursery Schools, Kindergartens, Secondary/Higher Secondary Schools, Technical High Schools, Educational Institutions of Higher Order Hospitals and Health Centres, Parking plazas Public Utility Areas and Buildings, Community Halls, Recreation club, auditorium etc. Places of worship, Tourism Facilitation Centres and related infrastructure, IT software/Hardware related industries Floor area **limited to 200 m^2** Buildings for incidental uses	Cremation Ground / Crematorium, Burial Ground, Common Vault.	Fuel filling stations	Any other uses not specified in column 2, 3 and 4.

14	**Multi functional Zone**			
14.1	All uses that are permitted in residential use zone, Tourist resorts, Local/State/Central Govt. or Public sector offices. Automobile workshops for 2/3 wheelers, Fisheries based industries, Service Industries of Non-nuisance nature (See Annexure I) engaging not more than 25 workers without power or 15 workers with power limited to 100 HP, Fisheries related industries, ice factory, Cold storage, stacking yards Printing press Parking Plaza, Taxi/Auto/Jeep Stand	Museum, Exhibition centres and art gallery, places of worship, outdoor games stadium	Fuel filling stations	Any other uses not specified in column 2, 3 and 4.
14.2	**Provided that the access road has a width of 7 m minimum**			
	Marble and Granite Storage/ Cutting Centres, Industrial Estates & Industrial Parks Automobile Workshops / Automobile Service Stations for Light Motor Vehicles. Service Industries of Non Nuisance Nature (see annexure I) engaging not more than 30 workers without power or 20 workers with power limited to 150 HP. Floor area **limited to 300 m^2** Weigh Bridge, Godowns/ Warehouses/ Storage non-hazardous Floor area **limited to 1000 m^2** Hospitals and health centres, Diagnostic Centres, Clinics Floor area **limited to 1500 m^2** All Shops including shopping complexes, shopping malls, multiplex, hypermarkets, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Restaurants/ Canteen, Hotels, ITHardware/Software related industries, Social Welfare Centres / Movie Halls/	Automobile service stations- heavy vehicles, saw mills, sewerage treatment plants Floorarea **limitedto 3000m^2** Hospitals and health centres.		

	Auditorium/ Wedding Halls/ Community Halls, Museum, Exhibition centres and Art gallery. Markets of **Plot area limited to 5000 m^2.**			
14.3	**Provided that the access road has a width of 10 m minimum**			
	Secondary/Higher Secondary Schools, Technical High Schools, Educational Institutions of Higher Order, All Shops including shopping complexes, shopping malls, multiplex, hypermarkets, Professional Offices, Commercial Offices/ Establishments, Banking and financial institutions, Restaurants/ Canteen, Hotels, IT Hardware/Software related industries, Markets. Floor area **limited to 2000 m^2** Godowns / Ware houses/ Storage (non-hazardous), Automobile workshops/ Automobile Service stations for Heavy vehicles/ Movie Halls/ Auditorium/ Wedding Halls/ Community Halls Floor area **limited to 5000 m^2** Hospitals & Health centres.	Bus Terminals, Lorry Stands		
14.4	**Provided that the access road has a width of 16 m minimum**			
	Hospitals & Health centres, Movie Halls/ Auditorium/ Wedding Halls/ Community Halls, Godowns / Ware houses/ Storage (non-hazardous)		Container Terminal	
15	**Traffic and Transportation Zone**			
15.1	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, Restaurants, Canteen etc. Staff Quarters, Offices, Night Shelters, Guest Houses etc incidental to the transport terminals Local/State/Central Government/Public Sector Offices and Other Related Public	Public Utility Areas and Buildings Fuel Filling Stations	Container Terminals provided that the access has a minimum width of 16m	Any other uses not specified in column 2, 3 and 4.

	Buildings Parking Plazas, Transmission Towers and Wireless Stations.			
16	**Park & Open Space Zone**			
16.1	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., Side protection works of water bodies. Tot Lots, Park, Play Grounds, Swimming Pools, Open Air Stadium, Open Air Theatre, Zoological and Botanical Garden, Bird Sanctuary, Caravan park	Public Utility Areas and Buildings which will not affect the character of the area. Incidental buildings such as Club, Reading Room, Cafeteria (up to 100m^2) etc. and Water Treatment Plants below 5 MLD, Parking Plazas		Any other uses not specified in column 2, 3 and 4.
17	**Wet Cultivation Zone** **Land development or building construction in wet cultivation zone shall be considered in accordance with the provisions of the Conservation of Paddy Land and Wet Land Act in force in the state and other government orders in the matter.**			
17.1	Paddy cultivation Agriculture/Horticulture/Fodder cultivation, Fish Farms/ Seed Farms/ Pump House/ Wells andIrrigation Ponds without any building construction.	Minor Public Utility areas & Public utility buildings which will not affect the character of the area.		Any other uses not specified in column 2, 3 and 4.
18	**Dry Cultivation Zone**			
18.1	Agriculture, horticulture and fodder cultivation, pastures, grazing ground, and other types of cultivation including social forestry. Dairy Farms, Fish farms, Seed farms, Poultry/piggery farms, Plant nursery,	Cremation ground / crematorium, burial ground, common vault Slaughter Houses	Storage of explosive and fireworks, Gas Godowns, Dumping Yard.	Any other uses not specified in column 2, 3 and 4

	pump house, wells and irrigation ponds. Single Family Residential Buildings, Orphanages, old age homes, Dharmasala, ashrams, mutts, Madrasa, Police Post/Police Station, Post and Telegraph office, Fire Post / Fire station, Telephone Exchange, wireless stations and Telecommunication towers, Parking plazas Zoological and Botanical Gardens / Bird Sanctuary, Camping Site Day Care and Creche, Nursery / Kinder Garten / Primary & Upper primary schools. Cottage industries, Fisheries based Industries, Service industries of non-nuisance Nature (See Annexe -I)engaging not more than 10 workers without power or 15 workers with power limited to 30HP, Automobile workshops for 2/3 Wheelers Tot Lots/Parks/Play Grounds, Saw Mills, Weigh Bridge. Floor area **limited to 200 m²** Clinics(Outpatient) and diagnostic centres, Shops, professional offices, commercial offices and establishments, banking andfinancial institutions, Gymnasium, Yoga Centres, restaurants, canteens, Library and Reading Rooms, Godowns/ warehouses/ Storage – non hazardous			
18.2	**Provided that the access road has a width of 7m minimum**			
	Floor area **limited to 400 m²** Clinics(Outpatient) and diagnosticcentres, Shops, professional offices, commercial offices and establishments, banking andfinancial institutions, Gymnasium, Yoga Centres, restaurants, canteens, Library and Reading Rooms, Godowns/ warehouses/ Storage – non hazardous			

	Floor area **limited to 1000 m²** Auditorium/Wedding Halls/Community halls, Hospitals & Health Centres			
18.3	**Provided that the access road has a width of 10m minimum**			
	Residential buildings consisting of multifamily dwellings, residential flats /apartments, residential quarters, Hostels and boarding houses. Service Industries of Non-nuisance nature (See Annexure I) engaging not more than 25 workers without power or 15 workers with power limited to 100 HP Floor area **limited to 1000 m²** Shops, professional offices, commercial offices and establishments, banking andfinancial institutions, Gymnasium, Yoga Centres, restaurants, canteens, Library and Reading Rooms, Godowns/ warehouses/ Storage – non hazardous.	Stacking yards, Godowns/ Warehouses/Storage - non hazardous materials, Higher Education Institutions. Floor area **limited to 10000 m²** Health Care Facilities including Diagnostic Centres, Clinics, Hospitals	Fuel Filling Stations.	
19	**Water bodies**			
19.1	All existing water bodies shall beconserved. Bridges, Side protection walls, Bathing Ghats, Floating jetty etc may be permitted based on community level requirements.			Any other uses not specified in column 2, 3 and 4.
20	**Tourism Promotion Zone**			
20.1	Residences, Home stays, Hostels and Boarding Houses, Restaurants / Canteen/ Resorts/ Hotels, Orphanages / Old Age Homes / Dharmasala, Night Shelters, Guest Houses, Lodges, Movie Halls, Convention Centre Ashram / mutt, Museum, Exhibition Centres and Art Gallery, Open air Theatre, Amusement Parks, Stadium, Fair Ground, Gymnasium / Yoga Centers, Tot Lots/Parks/Play Grounds, Swimming Pools, Cottage Industries Zoological and Botanical Gardens / Bird Sanctuary, Camping Site		Fuel Filling Stations	Any other uses not specified in column 2, 3 and 4.

	Day Care and Creche, Nursery / Kinder Garten, Primary/Upper Primary School Police Post/Police Station, Post and Telegraph office, Fire Post/Fire Station, Telephone Exchange, Library and Reading Rooms Social Welfare centers, Public Utility Areas & Buildings Automobile workshops for 2/3 Wheelers, Auto/Taxi / Jeep Stand Transmission towers, Telecommunication towers and Wireless Station, Parking plazas, Fish landing center Floor area **limited to 700m²** Retail Shops/Professional offices and other offices, Travel and Tourism Institutions, Bakeries and Confectionaries, Commercial Offices / Establishments, Banking and Financial Institutions Floor area **limited to 1000m²** Hospitals & Health Centers			
	Environmentally Sensitive Zone			
21	**Land development or building construction in this zone shall be considered in accordance with the provisions of the Coastal Regulation Zone notification in force in the state and other government orders in the matter**			
21.1	Residential buildings, Parks and open space, playgrounds, Small services industries of non-nuisance nature (as per Annexure 1) engaging not more than 10 workers with power limited to 30Hp or 20 workers without power, construction of non-hazardous and non-nuisance nature all limited to 2 storeys. Zoological and Botanical gardens, Bird sanctuary, Horticulture, Fish Farms, Seed Farms, Fish landing center, Bathing places, Check dams, Retaining walls, boat jetty, Jogging tracks			Any other uses not specified in column 2, 3 and 4.
22	**Water logged Areas**			
22.1	Bathing places, Check dams, Retaining walls, Zoological and Botanical gardens, Bird sanctuary, Horticulture,	Repair works of existing structures		Any other uses not specified in

	Fish Farms, Seed Farms, Fish landing centers, boat jetty	without increasing the totalfloor area		column 2, 3 and 4.

Special Zones

23	Mangroves	Existing mangroves to be conserved.
24	Crematoriums/ Burial Ground	Existing burial grounds/cemeteries/ crematoriums are included in this zone and modernization/reconstruction/addition to the existing facilities are permitted in these areas. Developments in these zones may be permitted by the Secretary of the LSG with the concurrence of the Chief Town Planner
25	Sewage Treatment Plant	Sewage Treatment Plant and its ancillary facilities is proposed to be constructed in Survey No.224 of Ezhuvathiruthi Village. The detailed lay out design and Detailed Project Report shall be subject to the approval of the Chief Town Planner
26	Proposed port	Exclusively for the construction of port related activities specified in the sanctioned Detailed Project Report
27	Harbour development	Exclusively for the development of harbor related activities specified in the sanctioned Detailed Project Report
28	Bus Stand	Bus stand, Town Hall and Slaughter house are proposed in Survey No.88, 198 &199 of EzhuvathiruthiVillage. Extent of land, excluding the area specified in DPR prepared for the above use, shall be considered as Commercial zone. The detailed layout design and DPR shall be subject to the approval of Chief Town Planner.
29	Rescue center	The area reserved for rescue centre, in Sy No. 60 of Ponnani Nagaram Village, should accommodate facilities as per the guidelines of disaster Management Authority and separate DPR should be provided.
30	Government Quarters	The area reserved in Sy. No. 129 of Ponnani Nagaram village is zoned for Govt. quarters and the detailed lay out design and DPR shall be subject to the approval of the Chief Town Planner.
31	Craft Village	The area reserved in Sy. No. 216 of EzhuvathiruthiVillage is earmarked for Craft village.

32.1 General Guidelines

1. The General Guidelines shall apply to all zones irrespective of the zoning regulations for individual zones.
2. For the purpose of these regulations, floor area means the total floor area of the building on all floors.

3. 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 on all floors of such a building shall not exceed the maximum floor area permitted for major use in that zone.

4. Urban renewal: In pockets where old and dilapidated structures do exist in clusters and which cannot be re-developed in normal course, urban renewal proposals can be considered as per land pooling/plot reorganization techniques, as permitted by the Town Planning legislation in force. The proposals shall be made by all the land owners in the area under consideration jointly.

5. No building shall be constructed (other than that is essential for the bonafide use of the water body under consideration) within 3m from the boundary of any water body of width 3m and where the width of water body is less than 3m this distance shall be reduced to 1m.

6. Incentives for Green buildings and utilization of solar power and other renewable energy may be permitted as per government policies from time to time.

7. Addition/ alteration/ reconstruction of lawfully established non-conforming uses may be allowed, provided that the total area shall not exceed 1.5 times the existing floor area.

8. Expansion of existing public educational and health 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, except in wet cultivation zone.

9. 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.

10. Fisheries related industries are permitted in areas within a distance of 500m from High Tide Line of Sea irrespective of other Zoning regulations and subject to satisfying the provisions of CRZ Notification.

11. Public and Semi public uses may be permitted any where in the plan area except the zone viz. Park and open spaces, Wet cultivation, Water Body, Water Logged/Marshy Areas and Environmentally Sensitive Zones.

GUIDELINES FOR LARGE SCALE PROJECTS

Large scale development proposals in area not less than 2 ha., exceeding investment of Rs.50 Crores, which provide direct employment (after commissioning) of not less than 500 may be permitted in zones other than wet cultivation zone and park & open space subject to the recommendation of committee to be constituted by the Government for this purpose, under the Chairmanship of the Secretary (Urban Affairs/ Local Self Government Department), consisting of the Chief Town Planner (Planning), State Town and Country Planning Department, the Town Planner, District Office of the Kerala State Town and Country Planning Department being the Convener and the Secretary of Ponnani Municipality and 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 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. Maximum Floor Area Ratio shall be 2 and Minimum Access Width shall be 12 meter.

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

12. In land up to depth of 100m, on either side of the road from the edge, having an existing or proposed width of 16m or more, uses listed under Commercial Zone, Residential mix zone may be permitted in Residential zone, Tourism promotion zone and Dry cultivation zone if not allowed otherwise by these zoning regulations.

13. The areas specially demarcated for certain projects as special zones (Bus stand, Sewage treatment plant, Craft village, Government quarters, Rescue centre, Boat jetty, Park and open spaces) are to be acquired by the Municipality within a period of seven years from the date of sanctioning of the Master Plan. If the acquisition proceeding has not been initiated within this stipulated period, these lands may be released and returned to that land use zone

which may be deemed appropriate based on the surrounding land uses and developments, with the concurrence of the Chief Town Planner concerned.

14. Projects implemented by LSG/State/Central Government can be permitted anywhere in the Planning area.

15. Zoning regulation will prevail over the provisions of KMBR.

ANNEXURES

ANNEXURE I

Type of non-obnoxious and non-nuisance type of service or

Light industries permissible in residential 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 Khandasari for sugar-cane
7. Carrying and preservation of fruits and production of jam, jelly etc.
8. Processing of 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), Pappad.
15. Production of vinegar.
16. Manufacture of soda water, lemonade, mineral water 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, choto 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.
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 shoesincluding 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, stonedressing, 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 aluminum 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 sewingmachine.
82. Manufacture of electrical machinery and repairing of electric motors armaturewinding 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 industries.

ANNEXURE II

List of obnoxious or nuisance industries subject to objectionable odours, fumes effluents or processes to be located in hazardous zones.

(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 andmalts in distillery and brewery.

(3) Production of country liquor and indigenous liquor such as toddy, liquor formmahua, 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 finishedleather.

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 notelsewherespecified (especially sulphurous, sulphuric, nitiric, hydrochloric etc., acids) ammonia, chorine and bleaching powder manufactures.

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

(17) Manufacture of fertilizers (Specially 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 conversioninto basic forms.

(25) Manufacture including smelting, refining etc., of nonferrous metals and alloys inbasic forms.

(26) Manufacture of Armaments.

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

(27) Manufacture of all kinds of battery

XI Quarrying and stone Crusher

XII 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.

ANNEXURE III

പൊന്നാനി നഗരസഭ

19.12.2011 ലെ കൗൺസിലിലെ 12-ാാ നമ്പർ കൗൺസിൽ തീരുമാനം

അജണ്ട:

12. ഇ2-15958/11 വിഷയം: പൊന്നാനി നഗരസഭ – സാങ്കേതിക വിഭാഗം – പൊന്നാനി മാസ്റ്റർ പ്ലാൻ തയ്യാറാക്കുന്നത് സംബന്ധിച്ച്.

സൂചന: ബഹു: പൊന്നാനി നഗരസഭാ ചെയർപേഴ്സന്റെ 10.10.2011ലെ നിർദ്ദേശം.

പൊന്നാനിക്ക് വേണ്ടി ഒരു നിയമാനുസൃത പ്ലാൻ തയ്യാറാക്കുന്നതിന് ആവശ്യമായ നടപടി സ്വീകരിക്കുവാൻ സൂചന പ്രകാരം നിർദ്ദേശിച്ചിരിക്കുന്നു. മാസ്റ്റർ പ്ലാൻ തയ്യാറാക്കുന്നത് സംബന്ധിച്ച വിഷയം ബഹു: കൗൺസിൽ മുമ്പാകെ.

തീരുമാനം:

മാസ്റ്റർ പ്ലാൻ തയ്യാറാക്കുന്നതിന് വേണ്ട നടപടി സ്വീകരിക്കുവാൻ തീരുമാനിച്ചു.

(ഒപ്പ്)
ചെയർപേഴ്സൺ,
പൊന്നാനി നഗരസഭ.

/ശരിപകർപ്പ്/

സെക്രട്ടറി,
പൊന്നാനി നഗരസഭ.